06

Valuation Report

IN RESPECT OF

Master file Valuation on subject Property :
"Samriddhi Bhavan"

Owner Details :
State Bank of India
LHO, "Samriddhi Bhavan", Block – B
1, Stand Road, Kolkata – 700 001

1

Date : 27-04-2022

ASHOK KUMAR DUTTA
Govt. Regd. Valuer
Reg. No.-WB/CCIT-4/KOL/14/2017

Prepared By :

ASHOK KUMAR DUTTA *[B.C.E.(JU), M.EPH (Cal.), F.I.V(I), F.I.E.]*

DUTT INFRATECH CONSULTANCY SERVICES

Govt. Regd. Valuer, Surveyor, Planner and Designer

Head Office: Central Park PO-Sripally, Burdwan – 713 103
City Office: 54, Nabin Senapati Lane PO-Howrah, Howrah – 711 101
Mob- 98365 19374
Email – ashokdutta44@gmail.com

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Email – ashokdutta44@gmail.com

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ASHOK KUMAR DUTTA (B.C.E.(JU), M.EPH (Cal.), F.I.V(I), F.I.E.)

Head Office:
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PO-Sripally, Burdwan – 713 103

City Office:
54, Nabin Senapati Lane
PO-Howrah, Howrah – 711 101

Structural Certificate

It is certified that Complete –Commercial office Building on Land with Area 123.66 Katha at State Bank of India LHO, "Samriddhi Bhavan", Block – A, Block-B, Block- C & D, Block E & Technology Block With postal Address With Stand Road, Kolkata – 700 001, West Bengal of Property Owner State Bank Of India, is ood and the Life of the said Building being estimated for :

Block A : 22years more or less.
Block B : 22years more or less.
Block C & D : 22years more or less.
Block E: 52 years more or less
Technology Block : 33 years more or less.

I inspected the property on 26th April, 2022. No cracks were found inside and outside f the building at the time of physical inspection. So, I can assure the building is stable nough and structurally safe for coming years as state above, in normal maintain be done eriodically, unless struck by any man-made calamite or act of god.

ate : 27.04.2022
ace : Howrah

SIGNATURE OF VALUER :

FULL NAME : ASHOK KUMAR DUTTA

REG. NO. : WB/CCIT-4/KOL/94/2016

ASHOK KUMAR DUTTA
Govt. Regd. Valuer
Reg. No.-WB/CCIT-4/KOL/94/2016-17

DUTTA INFRATECH CONSULTANCY SERVICE
ASHOK KUMAR DUTTA
[B.C.E.(JU), M.EPH (Cal.), F.I.V(I), F.I.E.]
Reg. No. : WB/CCIT-4/KOL/14/2016-17
Phone : 9836519374
Email : ashokdutta44@gmail.com
Govt. Regd. Valuer, Surveyor, Planner and Designer
Head Office : Central Park, PO - Sripally, Burdwan - 713 103
City Office : 54, Nabin Senapati Lane, PO-Howrah, Howrah-711 101

Date : 27-04-2022

Valuation Report
STATE BANK OF INDIA

Property Owner : State Bank of India

1. Introduction		
a)	Name of the Property Owner (with address & phone nos.)	**State Bank of India** LHO, "Samriddhi Bhavan" Block – B 1, Stand Road, Kolkata – 700 001
b)	Purpose of Valuation	Assessment of present Fair Market Value, Realizable Value of the subject property.
c)	Date of inspection	26th April, 2022
d)	Date of Valuation Report	27th April, 2022
e)	Name of Developer of Property (In case of developer built properties)	Not Available
f)	List of documents produced for perusal	
	i) Indenture of Sale	Not Available
g)	Name of the owner	State Bank of India
2. Physical Characteristics of the property		
a)	Location of the property	
	i) Nearby Land Mark	Property itself is a landmark.
	ii) Postal Address of the Property	Samriddhi Bhavan, 1, Stand Road, Kolkata – 700 001
	iii) Area of the Plot/Land	123.66 Kh..
	iv) Type of Land: Solid, Rocky, Marsh Land, reclaimed land, Water-logged, Land locked.	Solid land
	v) Independent access / approach to the property etc.	Independent access to the said property is available.
	vi) Google Map Location of the property with a neighborhood layout map	Latitude : 22.56858 Longitude : 88.34227 (neighborhood layout map attached with this report)
	vii) Details roads abutting the property	Strand Road
	viii) Description of adjoining property	Referred in the Boundaries of the Property
	ix) Plot No. Survey No.	1. Strand Road
	x) Ward / Village / Taluka	Under Kolkata Municipal Corporation, Ward No. 45

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	xi) Sub-Registry / Block	Registrar of Assurance, Kolkata (as per 'Registered Deed)
	xii) Any other Aspect	Nothing
b)	Plinth Area, Saleable area	Details as given in Valuation Part.

c) Boundaries of the Plot	As per Document	As Actual
North	Not Available	By High Court Building
South	Not Available	By Strand Road
East	Not Available	By New Secretariat Building
West	Not Available	By KMC Road

3. Town Planning parameters

i)	Master Plan provisions related to property in terms of land use	Commercial Office Complex.
ii)	FAR – Floor Area Rise / FSI – Floor Space Index permitted & Consumed	As per KMC Norms
iii)	Ground Coverage	As per KMC Norms
iv)	Comment on whether OC-Occupancy Certificate has been issued or not	The property is currently under the possession of SBI.
v)	Comment on unauthorized construction if any	Not Applicable
vi)	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz, setbacks, height restriction etc.	Not Applicable
vii)	Planning area / zone	Under jurisdiction of KMC
viii)	Developmental controls	Not Applicable
ix)	Zoning regulations	Residential Use
x)	Comment on the surrounding land uses and adjoining properties in terms of uses	Residential Purpose
xi)	Comment on demolition proceeding if any	Not Applicable
xii)	Comment on compounding regularization proceedings	Not Applicable
xiii)	Any other Aspect	The building is Commercial use

4. Document Details and Legal Aspects of Property

	Ownership Documents	
a)	i) Sale Deed, Gift Deed, Lease Deed	Deed no, S-01061896,11091868, 17101879
	ii) TIR of the Property	TIR not submitted to us
b)	Name of the Owner	**State Bank of India** LHO, "Samriddhi Bhavan", Block – B 1, Stand Road, Kolkata – 700 001
c)	Ordinary status of freehold including restrictions on transfer	Free Hold property as per deeds.
d)	Agreement of easement if any	Not Applicable
e)	Notification of acquisition if any	Not Applicable
f)	Notification of road widening if any	Not Applicable

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g)	Heritage restriction, if any	Not Applicable
h)	Comment on transferability of the property ownership	As per deeds and TIR, transferable.
i)	Comment on existing mortgages /charges / encumbrances on the property, if any	Not informed to us
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not known. Please refer TIR if required.
k)	Building plan sanction:	Not submitted to us
	Authority approving the plan	Not Applicable
	Name of the office of the Authority	Not Applicable
	Any violation from the approved Building Plan	Not known, appears within the planning zone
l)	Whether Properly is Agricultural Land if yes, any conversion is contemplated	No
m)	Whether the property is SARFAESI compliant	Please refer TIR.
n)	a. All legal documents receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report	Not submitted to us.
	b. Observation on Dispute or Dues if any in payment of bills / taxes to be reported	No copies submitted to us, we have considered there is no dispute (as informed by SBI) for valuation purpose.
o)	Whether entire piece of land on which the unit is set up I property is situated has been mortgaged or to be mortgaged	Not known
p)	Qualification in TIR / mitigation suggested if any.	TIR not submitted to us
q)	Any other aspect	N.A
5. Economic Aspect of the Property		
a)	i. Reasonable letting value	Not Applicable
	ii. If property is occupied by tenant	Not Applicable
	-- Number of tenants -- Relation between tenant & owner -- Since how long (tenant-wise) -- Status of tenancy right -- Rent received per month,(tenant-wise) with a comparison of existing market rent	Not Applicable
	iii. Taxes and other outings	Not submitted to us
	iv. Properly Insurance	Not submitted to us
	v. Monthly maintenance charges	Not submitted to us
	vi. Security charges	Not submitted to us
	vii. Any other aspect	Good quality residential property
6. Socio - Cultural Aspect of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic	Prime locality for Commercial Office use and one of the posh locality in the of Kolkata. Good quality, Commercial property. Thorough

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	level, location of slums, squatter settlements nearby, etc.	renovation is going on inside the individual units and few of are under finishing stage.
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7. Functional and Utilitarian aspects of the Property

a)	Depreciation of the functionality and utility of the property in terms of	
	i) Space allocation	Properly allocated
	ii) Storage Spaces	Adequate
	iii) Utility spaces provided within the building	Not Applicable
	iv) Car Parking facility	Not available
	v) Balconies. etc.	Available
b)	Any other aspect	N.A

8. Infrastructure Availability

a)	Depreciation of the functionality and utility of the property in terms of	
	i) Water supply	Available through municipality water supply lines.
	ii) Sewerage / sanitations System Underground or Open	Underground sewerage system.
	iii) Storm water drainage	Applicable Available
b)	Description of other physical infrastructure facilities viz.	
	i) Solid waste management	Available
	ii) Electricity	Available
	iii) Road and public transport connectivity	Available
	iv) Availability of other public utilities nearby	Available
c)	Social infrastructure in terms of	
	i) School	Available within 1 to 3 I(M
	ii) Medical facilities	Available within I to 3 KM
	iii) Recreational facility in terms of parks and open space	About 5KM

9. Marketability of the property

a)	Marketability of the property in terms of	
	i) Location attributes	Prime locality
	ii) Scarcity	Not Applicable
	iii) Demand and supply of the kind of subject property	Demand for the subject property will always be high among the end buyers
	iv) Comparable sale prices in the locality	Detailed in valuation below
b)	Any other aspect which has relevance on the value or marketability of the property	Nothing as such

10. Engineering and Technology Aspects of the Property

a)	Type of construction	RCC framed structures

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b)	Material & technology used	Good
c)	Specifications	Standard
d)	Maintenance issue	Maintenance is Good
e)	Age of the building	Block – A,B,C,D : 22Yrs.more or less Block – E : 52Yrs.more or less Technology Block : 63Yrs.more or less
f)	Total life of the building	Estimated 80 years
g)	Residual life of the building	Block – A,B,C,D : 58Yrs.more or less Block – E : 28Yrs.more or less Technology Block : 47Yrs.more or less (30years added as massive renovation has done on 2005)
h)	Extent of deterioration	Renovation going on thoroughly
i)	Structural safety	Structurally safe
j)	Provision of firefighting	Firefighting system installed within the blocks.
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques	Not Applicable
b)	Provision of rain water harvesting	Not Applicable
c)	Use solar heating and lightening systems etc	Not Applicable
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Not Applicable
12. Architectural and aesthetic quality of the property		
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Most modern, building.
13. Valuation		
a)	Methodology of valuation- Procedures adopted for arriving al the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumption made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at.	Sales Comparison method is adopted. The basis of valuation has been considered on "as-is-where is basis".
b)	Prevailing Market Rate / Price trend of the Property in the locality / city from property search sites viz. magickbricks.com, 99acres.com, makaan.com etc. if available	Not Applicable
c)	Guideline rate obtained from Registrar's office / state govt. Gazette / Income Tax Notification	**Rs. 531,73,83,211/- for 123.66Khatha or In Say Rs.4,30,00,000/- per Katha**
d)	Valuation of Land	
	i) Total extent of the plot	123.66Katha
	ii) Assessed / adopted rate of valuation	Rs. 4,50,00,000/- per Katha
	iii) Estimated value of land	**Rs. 556,47,00,000/-**
	Valuation of Building	

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Email : ashokdutta44@gmail.com

	iv) Total Plinth Area	3,78,400 Sq.ft
	v) Estimated replacement rate of construction	Rs. 2100/- per Sq.ft
	vi) Age of Building	Block – A,B,C,D : 22Yrs.more or less Block – E : 52Yrs.more or less Technology Block : 63Yrs.more or less (Effective Age 33Yrs. as massive renovation has done on 2005).
	vii) Depreciation Percentage taking salvage value 10%	Block – A,B,C,D : 10% Block – E : 40% Technology Block : 30%
	viii) Assessed / adopted rate of valuation	Block – A,B,C,D : Rs.1890/- Block – E : Rs.1260/- Technology Block : 1470/-
	ix) Estimated value of Building	As stated in 'Valuation Analysis'
	Miscellaneous	
	x) Development charges like boundary wall, water pump, septic tank, soak pit, lift, community hall etc. @ 20% of Total Building Cost	As stated in 'Valuation Analysis'
	Fair Market Value 13[d(iii)] + 13[d(ix)] + 13[d(x)]	As stated in 'Valuation Analysis'
	Realizable Value	As stated in 'Valuation Analysis'
e)	i) In case of variation of 20% or more in the valuation proposed by the value and the Guideline value provided in the state Govt. Notification or Income Tax Gazette Justification on Valuation has to be given.	Rate for Valuation[d(iv)] is within 20% of Guideline rate obtained from Registrar's office / state govt. Gazette / Income Tax Notification
	ii) Details of last two transactions in the locality/area to be provided	Not Available

14. Declaration

i) The information provided is true and correct to the best of our knowledge and belief.
ii) The analysis and conclusions are limited by the reported assumptions and conditions.
iii) We have read the Handbook on policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions. of the same to the best of my ability and this report is in conformity to the Standard of Reporting enshrined in the above Handbook.
iv) We have no direct or indirect interest in the above property valued.
v) We / our authorized representative by the name of Ashok Kumar has inspected the subject property on 24.04.2022
vi) We have submitted the Valuation Report (s) directly to the bank.

15. Enclosure

a) Layout plan sketch of the area in which the property is located with latitude and longitude.
b) Building Plan.
c) Floor Plan.
d) Photograph of the property (including geo - stamping with date).
e) Certified copy of the approved / sanctioned plan wherever applicable from the concerned office.

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f) Google Map location of the property.
g) Price trend of the Property in the locality / city from property search sites viz Magicbricks.com, 99Acres.com, Makaan.com etc.
h) Any other relevant documents / extracts

Valuation Analysis :

Block No.	Age (yrs.)	Floor	No. of Car Parking	Total Plinth Area (Sq.ft)	Construction Cost	Building Cost (Rs.)
Block – A	22	Basement	31	47000	1890	8,88,30,000
		G+8	---			
Block – B	22	Basement	53	124500	1890	23,53,05,000
		G+13	---			
Block – C & D	22	Basement	61	114000	1890	21,54,60,000
		G+10	---			
Block – E	52	G+7	---	78200	1260	9,85,32,000
Technology Block	63 (Mass. renovation on 2005)	G+3	---	14700	1470	2,16,09,000
					Estimated value of Building	***Rs. 65,97,36,000/-***
					Development charges like boundary wall, water pump, septic tank, soak pit, lift, community hall etc. @ 20% of Total Building Cost	***Rs. 13,19,47,200/-***
					Estimated value of Land	***Rs. 556,47,00,000/-***
					Fair Market Value	***Rs. 635,63,83,200/-***
					Realizable Value	***Rs. 572,07,44,880/-***
					Say Value	***Rs. 572,00,00,000/-***
					Rupees Five Hundreds Seventy Two Crores only.	

Date : 27th April, 2022
Place : Howrah

SIGNATURE OF VALUER :
FULL NAME : *Ashok Kumar Dutta*
REG. NO. : *WB/CCIT-4/KOL/14/2016-17*

ASHOK KUMAR DUTTA
Govt. Regd. Valuer
Reg. No.-WB/CCIT-4/KOL/14/2016-17

The Undersigned has inspected the property detailed in the valuation report dated _____ On _____ We are satisfied that the fair and reasonable market value of the property is Rs. _____(Rupees : _____only).

Signature
(Name of the Branch Manager with Official Seal)

Date :
Encl :
1. *Declaration-cum-undertaking from the valuer (Annexure-I)*
2. *Model code of conduct for valuer (Annexure-II)*

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Enclosure | SCREENSHOT OF GOVERNMENT GUIDELINE VALUE

Directorate of Registration and Stamp Revenue
Finance (Revenue) Department, Government of West Bengal

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Market Value of Land

(*) marked items are mandatory

District *	Kolkata	Thana *	Burrobazar
Local Body	Kolkata Municipal Corporation	Mouza	Not Available
Road	Strand Road	Road Zone	3 - Fairlie Place to M.G. Road
Premises No	Premises No	Ward No	Ward No
Jurisdiction of	A.R.A. - II KOLKATA	Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORPOR
Project Name	Not Available		

Plot No	LR 00000 / 00000	LR Khatian No	00000 / 00

To get owner details of property please enter LR plot no and LR khatian no.

Proposed Land Use	Commercial use	Nature of Land (as recorded in ROR)	

	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)
Area of Land	Acre	Decim	Bigha	123.66	Chatak	Sq. Fe	204.039

Adjacent to Metal Road	Yes	Approach Road Width (In feet)	30
Encumbered by Tenant	No	Tenant is Purchaser ?	No
Bargadar	No	Bargadar is Purchaser?	Yes No
Litigated Property	Yes No		

Type the characters shown: M9X6S2 Try new characters

Market Value:- Rs:631,73,83,211/-

Display Market Value

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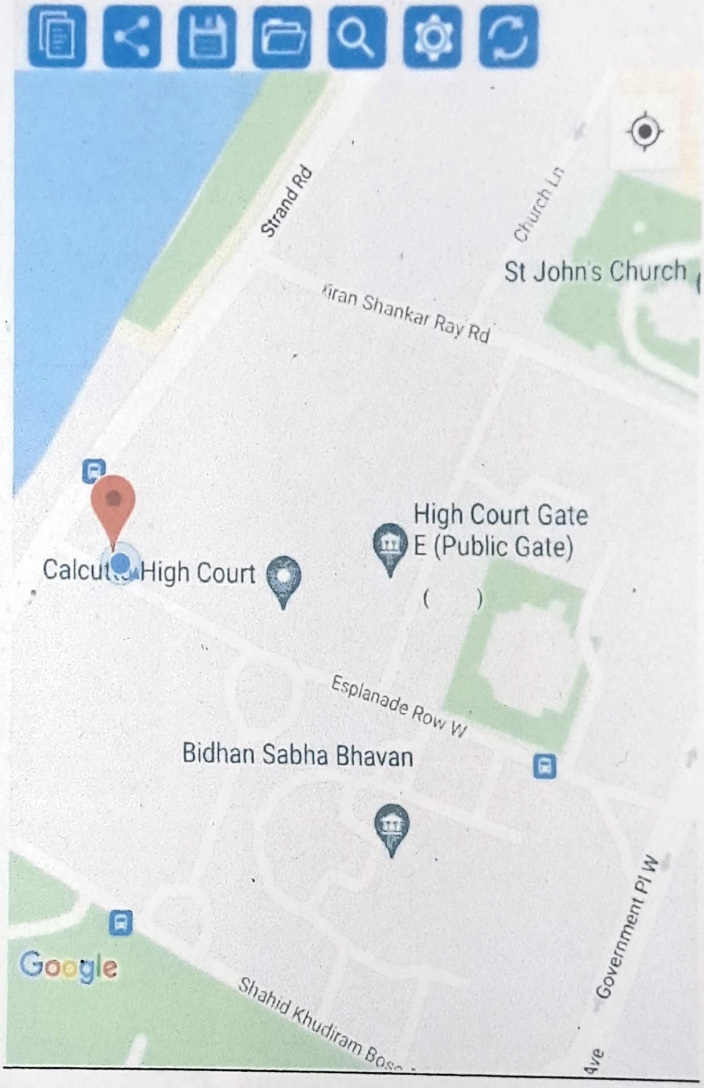
Enclosure | LAYOUT PLAN SKETCH OF THE AREA

Latitude:22.56858 Longitude:88.34227
N 22°34'6.89434" E 88°20'32.15972"
1, Strand Rd, B.B.D. Bagh, Kolkata, West Bengal 700001, India



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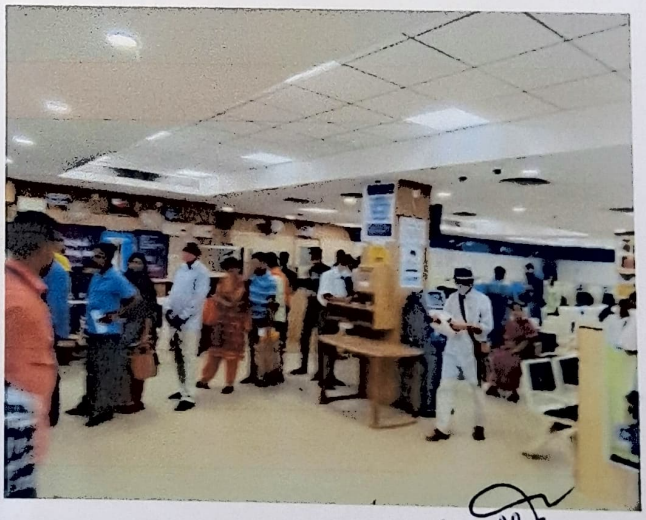
Enclosure | PHOTOGRAPH OF THE PROPERTY



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Office : 54, Nabin Senapati Lane, PO-Howrah, Howrah-711 101

Date : 27.04.2022

e General Manager / Manager,
e Bank of India

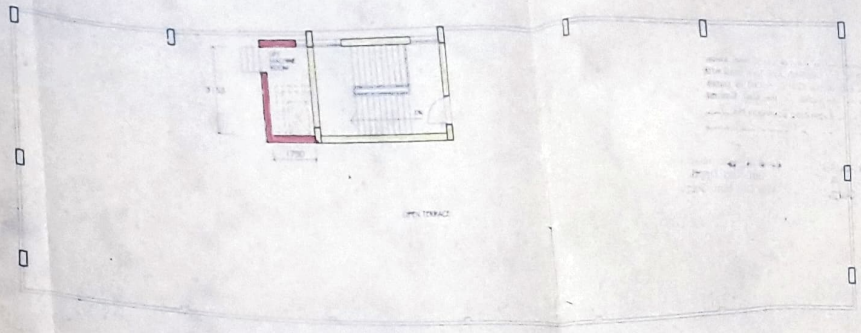
Valuation Service Invoice

Particulars	Professional Charges
ster file Valuation on subject Property : "Samriddhi Bhavan" ner Details : **State Bank of India** LHO, "Samriddhi Bhavan", Block – B 1, Stand Road, Kolkata – 700 001	Rs. 10,000/-
	Total = 10,000/- (Ten Thousand Rupees only)

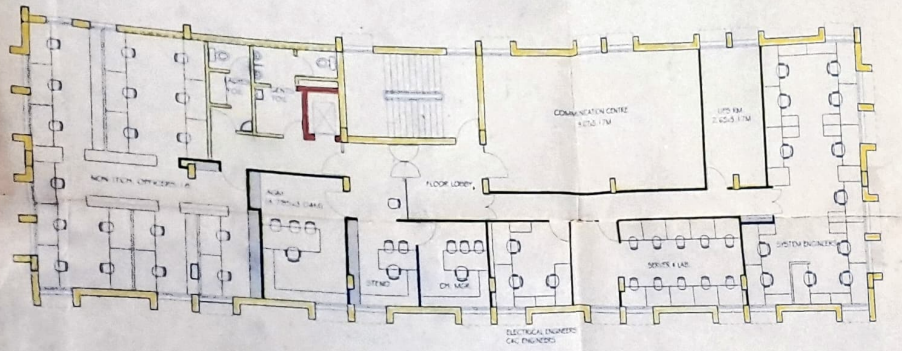
Account Details	
c No.	**10233329106**
SC Code	**SBIN0016649**
nk Branch	**Burdwan Town**
N No.	**AECPD5620F**
ST No.	**Not Applicable**

SIGNATURE OF VALUER

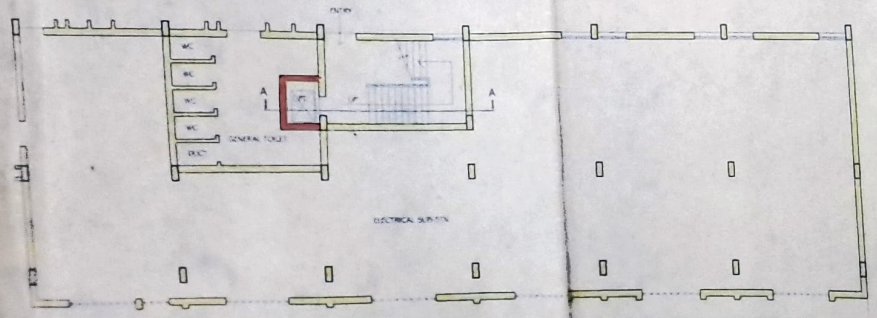
FULL NAME : Ashok Kumar Dutta
REG. NO. : WB/CCIT-4/KOL/14/2016-17



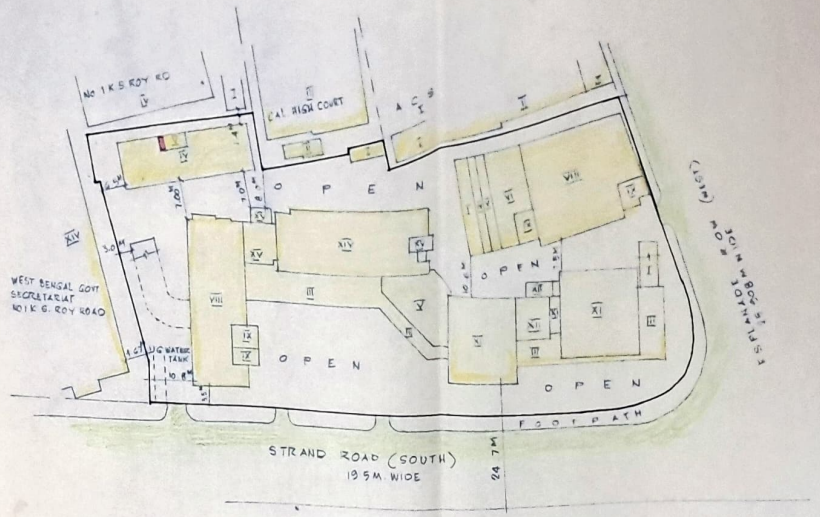
ROOF PLAN



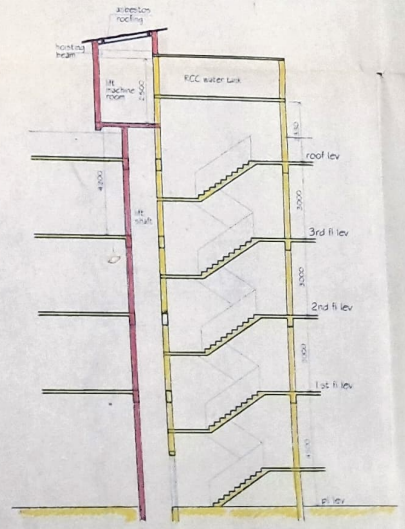
TYPICAL UPPER FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN
1 : 600



SECTION MKD A-A

भारतीय स्टेट बैंक
For STATE BANK OF INDIA
Asst. General Manager
Premises & Estate Dept.
L.H.O., Kolkata

OWNER'S SIGNATURE

Ranjit Lahiri
Chartered Engineer
Engineer KMC (E/E I 213)

ENGINEER'S SIGNATURE

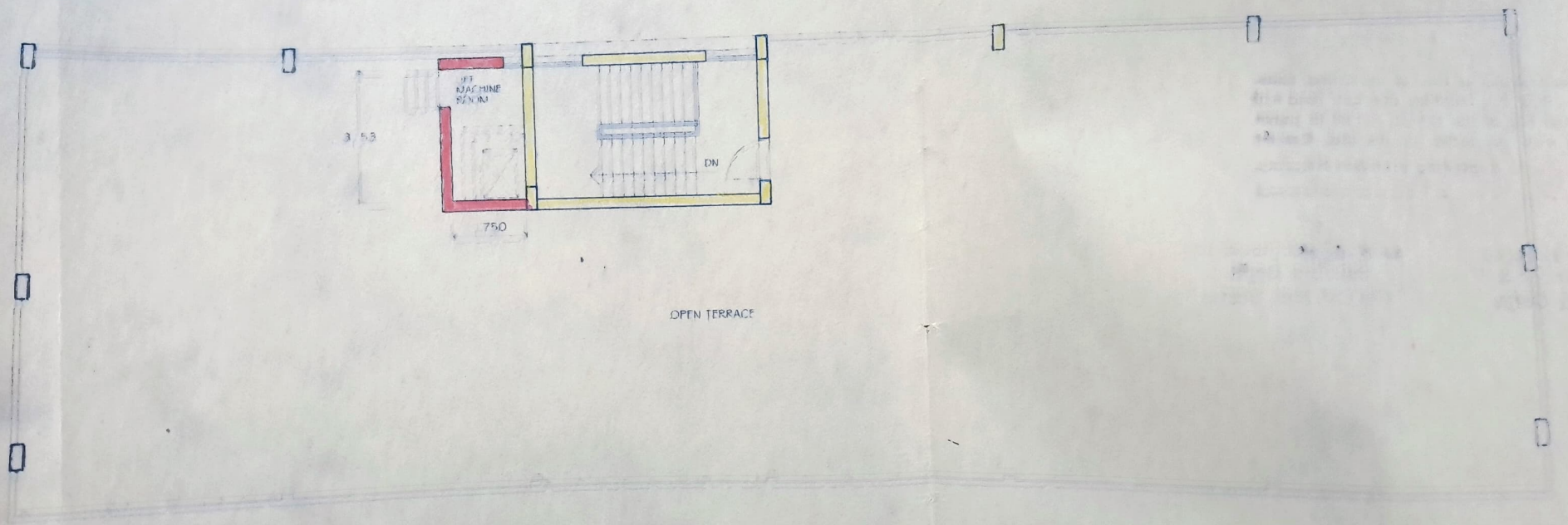
Registration No. CA/75/4[illegible]

ARCHITECT'S SIGNATURE

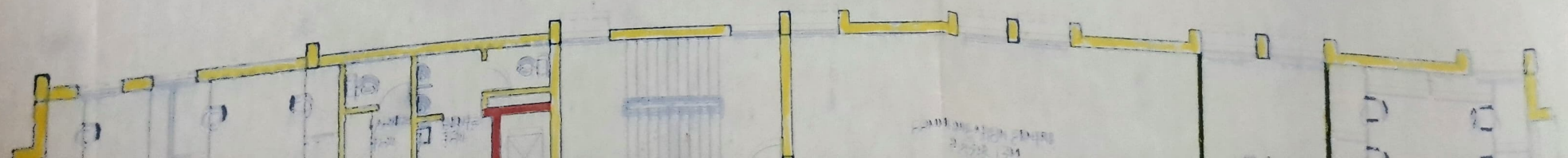
DRAWING SHOWING PROPOSED LOCATION OF LIFT FOR TECHNOLOGY BLOCK, KOLKATA

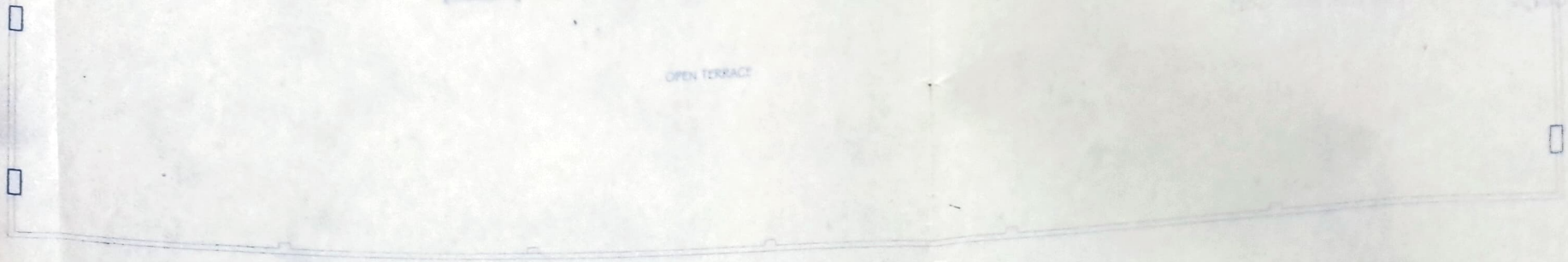
STATE BANK OF INDIA
Kolkata Local Head Office
De Sarkar & Associates

JOB NO: 09A05104
DRG. NO: LIFT-2

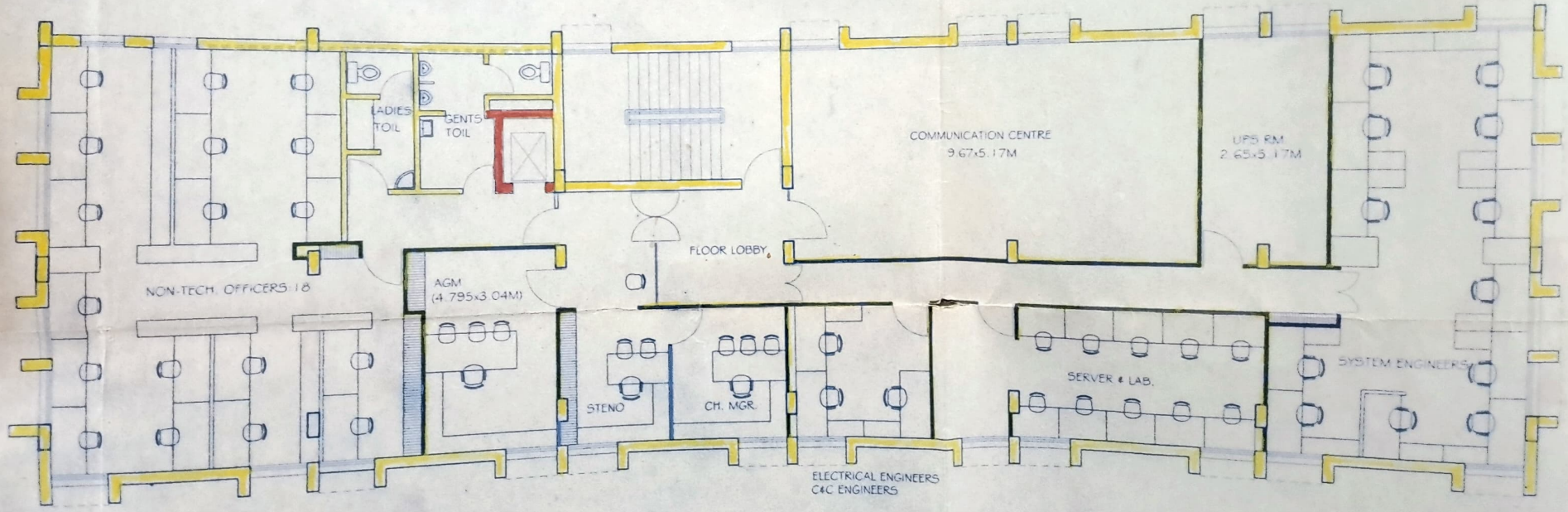


ROOF PLAN

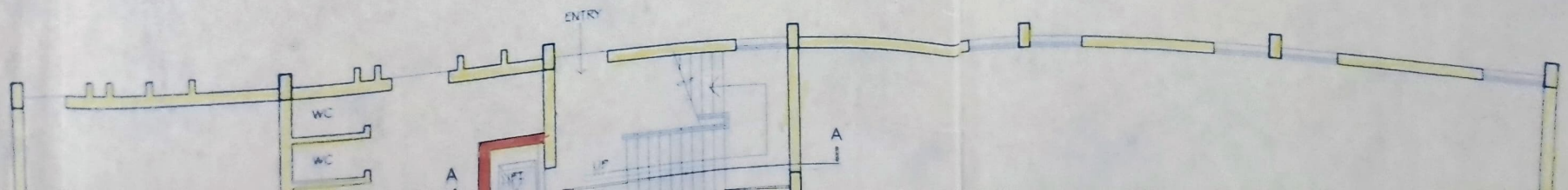




ROOF PLAN

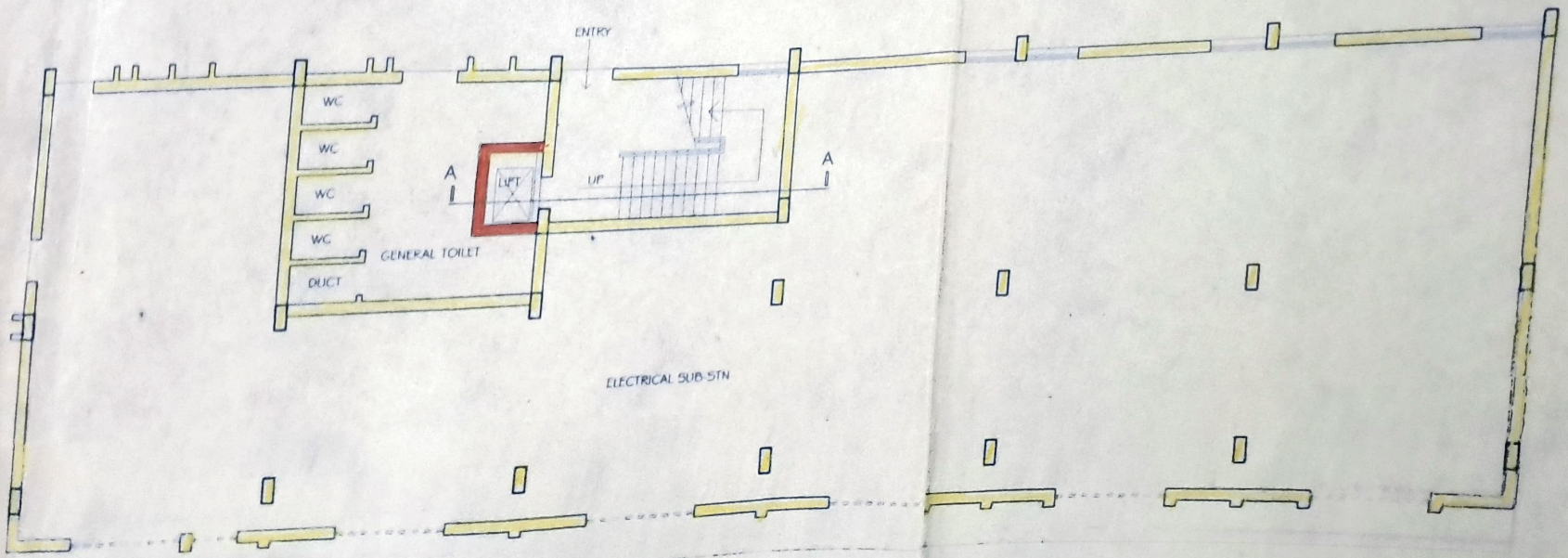


TYPICAL UPPER FLOOR PLAN



ELECTRICAL ENGINEERS
C&C ENGINEERS

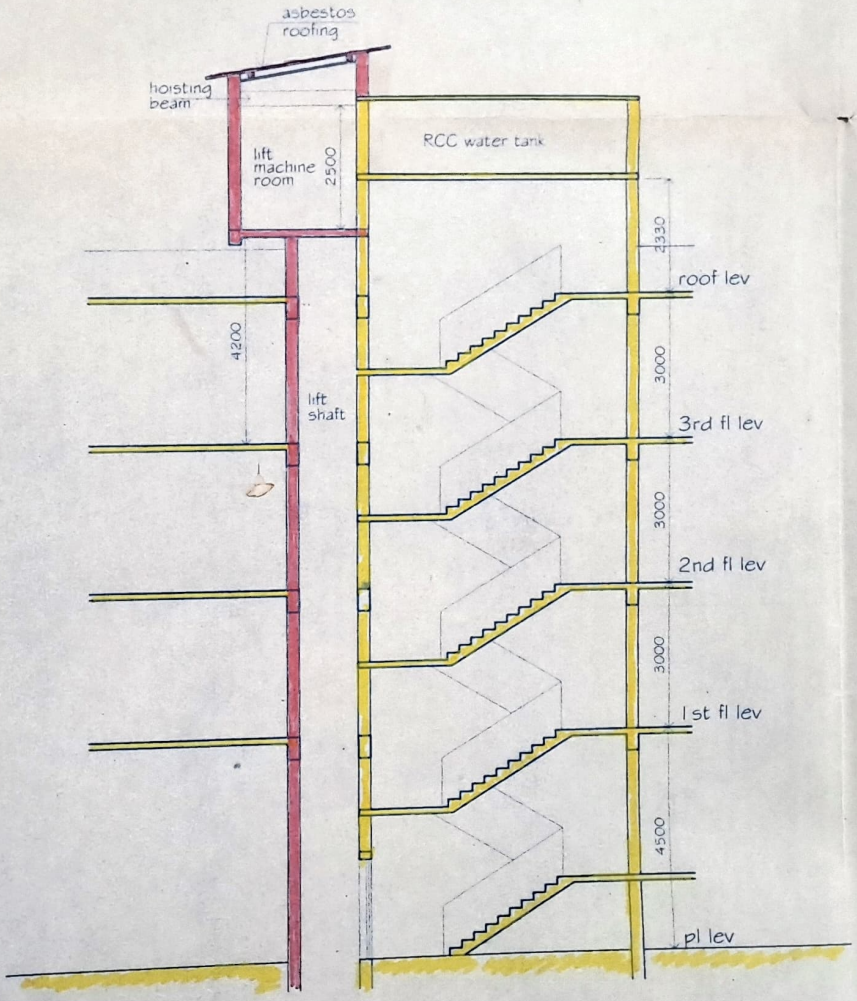
TYPICAL UPPER FLOOR PLAN



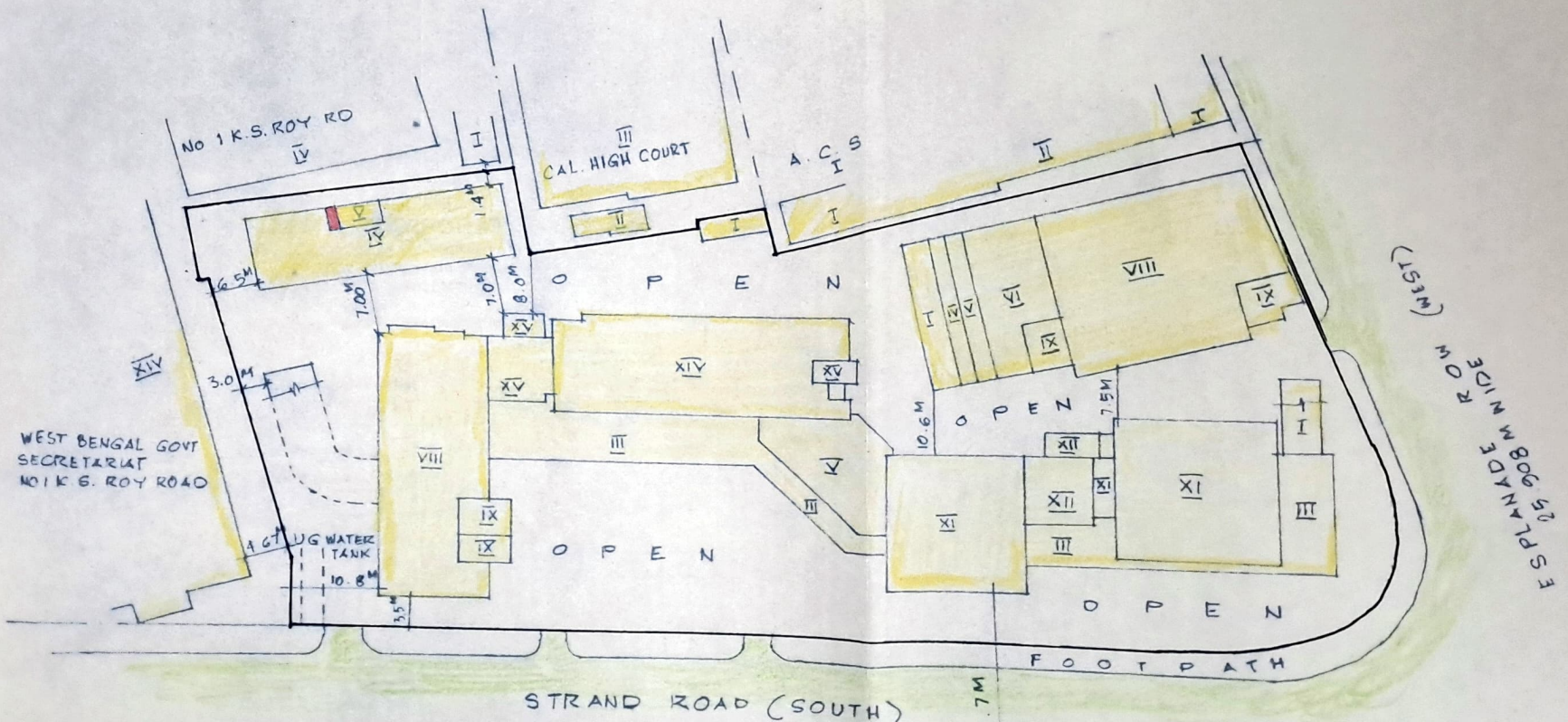
GROUND FLOOR PLAN

SITE PLAN

1 : 600



SECTION MKD A-A


NO 1 K.S. ROY RD
CAL. HIGH COURT
A. C. S
OPEN
OPEN
OPEN
OPEN
WEST BENGAL GOVT
SECRETARIAT
NO 1 K. S. ROY ROAD
UG WATER TANK
FOOTPATH
STRAND ROAD (SOUTH)
ESPLANADE ROW (WEST)

OWNER'S SIGNATURE

Priyajit Lahiri
B.E (Cal) MCE (JU) MIE, M. IGS
Chartered Engineer &
Empanelled Structural
Engineer, KMC (ESE II 313)

ENGINEER'S SIGNATURE

Registration No. CA/75/431

ARCHITECT'S SIGNATURE

DRAWING SHOWING PROPOSED LOCATION OF LIFT
FOR TECHNOLOGY BLOCK, KOLKATA

STATE BANK OF INDIA
Kolkata Local Head Office

De Sarkar & Associates

JOB NO. DSA/05/04
DRG. NO. LIFT-2
SCALE- 1:100 DATE- 5 jan 2006

c/piya l/bank/sbi/strand rd/st rd.lift2

KOLKATA MUNICIPAL CORPORATION

FORM FOR RETURN AND SELF ASSESSMENT OF PROPERTY TAX

[under section 182A. Applicable for first time and any Intermediate Assessment under UAA System and as per KMC (Self Assessment System, Manner and Forms) Rules 2017]

ASSESSMENT YEAR & QTR.

Fields marked with * have to be filled. They cannot be left blank. Please read the Instructions carefully in each section and at the end of the form

1. Assessee Identification

a) Whether the property is already mutated/assessed and is having separate Assessee Number ? [✓] Y / N

b) If answer to (a) is 'Y', Assessee Number of property. 1 1 0 4 5 4 9 0 0 0 1 7

c) If answer to (a) is 'N', whether property is un- assessed land / land with structure ? [ ] Y / N

d) If answer to (a) is 'N', and property is a flat / apportioned unit or portion separated from existing assessee, mention Mother Assessee No. [ ]

Note : Mother Assessee No. is the Assessee No. of the original premises prior to separation of any portion from such premises or construction of new flat / appd. units/ apartment over the same.

e) Have you applied for mutation / separation / apportionment / Amalgamation? [N] Y / N

f) If answer to (e) is 'Y', Mutation Case No. [ ]

Details of the person filing the self assessment return

(Please attach relevant document which proves your relation to property for which return is submitted)

g) Full Name*: Mr./Mrs./Ms. STATE BANK OF INDIA

h) Relation to property *: Recorded Owner [✓] Present Owner/Person Liable [ ] Tenant/Occupier [ ] Others

If others, please specify: .....

Contact details of the property owner / person liable to pay tax / person filing return :

i) Address* SAMRIDDHI BHAVAN, BLOCK-B
1, STRAD ROAD, KOLKATA

PIN Code 700001

j) Telephone: (i) Office 3322420135 (ii) Residence [ ]

(iii) Mobile * 9674710034 E-mail ID agmpre.lkolkata@sbi.co.in

2. Details of the property concerned

Note: To fill-up Block ID and Category refer to Annexure-1 *and for further clarification you may refer to notification as displayed in KMC offices / office of the Assessor-Collector concerned. This information may also be found online at https://www.kmcgov.in* Irrespective of location / block, (i) all recognised R.R.&R Colony and Settlements under Govt. notified EWS & BSUP Schemes will be treated under category 'E' unless these are already situated under category 'F' or 'G' & (ii) Slum / Bustee / Thika Tenanted Properties will be treated under category 'G'

a) The property is situated in a Bustee/Slum [ ] RR & R Colony [ ] Govt. notified EWS/BSUP Scheme [ ] Others [ ]

b) In case the property is located in a colony, has it been allotted patta? [ ] Y / N

c) Ward number* 045 Block ID* [ ] Category* [ ] KMC Street Code [ ] (6th and 7th digit of Assessee No.)

d) KMC Premises No.* [ ] *# Mention adjacent Premises No. in case of un-assessed land / land with structure*

e) KMC Street Name* 1, STRAND ROAD

f) Frontage Road Name* [ ]

g) Nearest Prominent Landmark * CALCUTTA HIGH COURT

h) i. CESC / WBSEDCL Consumer No. (as it is found in Electricity Bill) 1053007014

ii. Nearest Lamp Post No. (if available) [ ]

i) Type of Property * (put tick) (√) Single unit building/ hut with single assessee No. [✓] Apartment / Flat / Apportioned Unit [ ]

Vacant land [ ] Separately transferred roof having no construction [ ] Separately transferred roof with construction [ ]

Received
DIV K.M.C 22/11/23

3. **More details of the property** (If the property or portion of it belongs to any of the following user type please put tick against the specific ...

*Exclusively used for public charity or for the purpose of medical relief to or education of the poor, free of charge. ☐ *Space used for public ... park / street. ☐ *Entire land or building / portion of it / land is used for sporting activity. ☐ *Building / portion of it is used for IT Industry or ... (please submit a certificate, issued by Department of IT, Govt. of WB) ☐ *The property belongs to an Ex- Serviceman / family of a deceased ... Serviceman. ☐ *The property, AV of which does not exceed Rs. 1000 and owned singly or jointly by citizen(s) with age of 65 years or more ... deserted woman, irrespective of age or physically challenged person, irrespective of age. ☐ *The calculated gross Annual Value of the prop... than Rs. 500 ☐ *A pond / tank water body in nature (other than swimming pool or alike), either whole or a part thereof and it is preserved in such man... to maintain ecological balance of the locality. ☐

Mention specific nature of use, with relevant Use Code (as mentioned in Annexure for Usage Multiplicative Factor. Use separate row / box for different Usage T... under this Assessee with portion / floor of the construction) **[Use additional sheet, if required]**

(1) Use		Use Code	(5) Use		Use Code
(2) Use		Use Code	(6) Use		Use Code
(3) Use		Use Code	(7) Use		Use Code
(4) Use		Use Code	(8) Use		Use Code

4. **Details of change in the nature and character of the property, if any.**

a. Last assessment effective from ☐ Quarter of the Year ☐ AV fixed at Rs. ☐

b.* Whether there is any change in nature and character of the property since last assessment period as referred to in 4a ? Yes ☐ No ☑

c.* If 4b is 'Yes'; mention change in nature & character of property *(Put Tick / multiple tick may be given)*

i) Nature / Type of use changed ☐ ii) Tenant inducted ☐ iii) Rent changed ☐ iv) Tenant vacated ☐

v) New construction / addition / alteration of structure ☐ vi) Old structure demolished for the purpose of new construction ☐

vii) Property suffered substantial demolition from accident or calamity ☐ vii) Acquired fully or partly by State Govt. or any Statutory Body ☐

ix) Sold or otherwise transferred by State Govt. or any Statutory Body ☐

x) Others ☐ Mention change if 'Others' ☐

d.* Date of effect of such change ☐

5. **Gross quarterly tax payable after tax capping , if applicable (For calculation of Tax please go to format 'A' or 'B' or 'C', as applicable)**

a. Gross Quarterly Tax Payable (as calculated in format A or B or C)*under UAA System **in Rs.** ☐

b. Gross Quarterly Tax Payable (as per existing / last assessment under old /ARV system)* **in Rs.** ☐

c. Change in amount in gross quarterly tax for already assessed portion ☐

d. The % change in gross quarterly tax * (for already assessed portion) ☐

e. Gross Quarterly Property Tax payable (after capping)* **in Rs.** ☐
(For applicable case. Refer to Table below)

Guide to compute the final gross quarterly tax (Please refer to relevant Regulation for Tax Capping available at Annexure 5 or https:\\ www.kmcgov.in)

% Change in gross tax *(value in 5d)*	*Remarks*
Case 1: For increase in gross quarterly tax payable by over 20% (i.e.5d > 20%) for already assessed portion, within the meaning of relevant regulation.	Tax capping is applicable. Maximum rise in tax payable is 20% from existing / last Gross quarterly tax paid / payable in old / ARV system for already assessed portion.
Case 2: For decrease in gross quarterly tax payable by over 20% (i.e.5d<20%) for already assessed portion, within the meaning of relevant regulation.	Tax capping is applicable. Maximum fall in tax payable is 20% from existing / last Gross quarterly tax paid / payable in old / ARV system for already assessed portion.
Case 3: For unassessed property / portion of a property which is assessed for the first time and/or Assessee No. is assigned after the final publication of scheme for UAA and / or event of change in nature & character of property happens upon commencement of Scheme.	For unassessed property / portion of a property which is assessed for the first time and/ or Assessee No. is assigned after the final publication of scheme for UAA and/or event of change in nature & character of property happens upon commencement of Scheme, tax capping is not applicable.

etails of Tax Payment *(Refer to Annexure 6 for calculating rebate on tax payment)*

a. Gross Quarterly Tax payable* (after capping if applicable) *in* ***Rs.*** 4386432.00

b. Net Quarterly tax payable after rebate* (based on Table in Annexure 6) *in* ***Rs.*** 4167110.00

c. Whether any tax for the current financial year is paid or not. (put tick) (√) Yes ☑ No ☐

d. If '6c.' is yes, mention Amount **Rs.** 4167110 and for Quarter(s) 1st ☐ 2nd ☐ 3rd ☑ 4th ☐

e. Total Tax payable (adjusting payment already made for current year) for the current financial year under UAA System **Rs.** 16668440.00

BILLS WILL BE GENERATED THROUGH SYSTEMS AFTER ENTRY OF DATA FURNISHED IN THE RETURN
WRONG AND WILFUL SUPPRESSION OF FACT MAY INVITE PENALTY

DECLARATION:

I certify that the particulars filled in this form are true and correct to the best of my knowledge and belief and I am authorized to sign this form. I am aware of the penal provisions of the Kolkata Municipal Corporation Act, 1980 (As amended) which shall be attracted on willful suppression and submission of false and incorrect particulars.

Name Sali Bany of India Date:

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

PAN ☑ AADHAR ☐ EPIC ☐ Passport ☐ Driving Licence ☐

Mention Card No. AAACS8577K

Signature in full: 22/11/2023

सहायक महा प्रबन्धक
Asstt. General Manager
सम्पदा एवं परिसर विभाग
Premises & Estate Deptt.
कलकत्ता स्था.प्र.का. / Kolkata L.H.O.

For Office Use Only

# (for offline submission of form)	Name	Emp ID	Signature	Designation	Date
Form checked & entered in computer database by #					
Property is physically checked (for verification)					
Comments of verifier					

FORMAT 'A'

For single unit building / hut having single assessee & premises No. (for already assessed property) or having no assessee No. (for still unassessed property)

(other than flats / apartments / apportioned units / vacant land & such other property as in Format B & C)

A1. Details of Land / Plot under the premises

Note: 1. Vacant Land for the purpose of property tax assessment means land with no construction or in case there is construction, it is the land that remains vacant after construction wh... the covered area at plinth/ ground floor level is below a certain limit (a percentage of total plot area) as given under Annexure 2B

2. Refer to Annexure 2C for conversion table.

A1a. Total Plot Area (including water body, if any)				8	8	9	9	2	in sq. ft.
A1aa. Total area of waterbody (if any)								0	in sq. ft.
A1b. Total Covered area at Plinth level/ Ground floor Area				4	5	5	3	1	in sq. ft.
A1c. Remaining Land area after construction (A1a - A1b)				4	3	4	6	1	in sq. ft.
A1d. Percentage limit specified in Annexure 2B for ground coverage					4	0			in %
A1e. Actual percentage of ground covered (A1b ÷ A1a) x 100		5	1	.	1	6			in %

Calculation of Annual Value and Annual Tax for assessable Vacant Land, appurtenant to building

 # If A1e > A1d and it remains vacant and is not used for any other purpose then appurtenant vacant land is not taxable and in that case straightway go to A2. However if such appurtenant vacant land is used for any other purpose then it will be taxable even if A1e > A1d.

Note: 1. The portion of Vacant Land **used** for commercial purposes and **not used** for commercial purposes needs to be clearly specified and entered into separate rows
2. If there is waterbody please use separate row for taxable vacant land and waterbody portion.
3. If occupancy status is different for different portions of the property then please use separate rows to enter details for each portion
4. Refer to Annexure 2D for table on Base Unit Area Values.
5. Refer to Annexure 3 for the Multiplicative Factors and Annexure 4 for Tax rate % and Howrah Bridge tax.

Base Unit Area Value* (in Rs./ sq. ft.) A1f	Is it already assessed in the manner (in same nature and area of structure or usage or occupany) as is being mentioned here (Y / N) A1ff	Vacant Land / Waterbody Area for tax calculation* (A1c) if (A1e)< (A1 d) (in sq. ft.) A1g	Usage Multiplicative Factor (UF)* A1h	Location Multiplicative Factor (LF)* A1i	Occupancy Multiplicative Factor (OF)* A1j	Annual Value* A1f XA1g XA1h X A1i X A1j) (in Rs.) A1k
					Total Annual Value	

Add separate page, if required

A2. Details of the property for tax calculation for constructed portion

Note: 1. This section needs to be filled for all types of properties except for Vacant Land or a portion thereof (Vacant land as specified in Annexure 2B)
2. Refer to annexure 2A for covered space definition.
3. If the constructed units under your assessee number are situated at different portions or floors of the building or have different occupancy status (tenanted or self occupied or otherwise), different usage (residential, commercial etc), different structure type or different age of construction, please use separate rows for each such portion. Attach sheet if required in the same format. Examples of portions: Entire 1st floor, Unit No. 3 on 2nd Floor, Outhouse, Parking space, Lawn etc.
4. Refer to Annexure 2D for table on Base Unit Area Values.
5. Refer to Annexure 3 of this form for details of Multiplicative Factors and Annexure 4 for Tax Rate % and Howrah Bridge Tax
6. In case the property/portion of property in question is occupied by the tenants or otherwise, please submit current rent receipt, rent agreement, maintenance /Service Charge agreement and such other agreement, if any, under whichever nomenclature with a statement of rent etc. to designated officer of Assessment-Collection Department.

Portion Location/ Description/ Unit A2a	Is it already assessed in the manner (in same nature and area of structure or usage or occupany) as is being mentioned here (Y/N) A2aa	Base Unit Area Value* (in Rs./ sq. ft A2b	Covered Space* (in sq. ft.) A2c	Age Multipli-cative Factor (AF)* A2d	Structure Multipli-cative Factor (SF)* A2e	Usage Multipli-cative Factor (UF)* A2f	Location Multipli-cative Factor (LF)* A2g	Occu-pancy Multipli-cative Factor (OF)* A2h	Annual Value* (A2b X A2c X A2d X A2e X A2f X A2g X A2h) (in Rs.) A2i	Aggregate Rent, if any, including Maintenance/ Service Charge etc. as recei-vable from tenant* (in Rs.) A2j
Block A (G+3)	Y	74	47000	0.9	1	5	1.2	1	18781200	
Block B (G+12)	Y	74	124500	0.9	1	5	1.2	1	49750200	
Block C&D (G+10)	Y	74	114000	0.5	1	5	1.2	1	45554400	
Block E (G+7)	Y	74	78200	0.8	1	5	1.2	1	27776640	
Technology Block (G+3)	Y	74	14700	0.9	1	5	1.2	1	5874120	
Car Parking space under Block B, C&D	Y	74	24488	0.5	0.8	1	1.2	1	1565664.77	
								Total Annual Value	1493022	4.77

Add separate page, if required

A3. Total Annual Value *(Total of A1k and A2i or A2i only, as the case may be) [Rounded off to nearest Rupee ten] in* **Rs.**

A4. Rate of Property Tax % *(Refer to Annexure 4A)*

A5. Rate of Howrah Bridge Tax % *(Refer to Annexure 4B)*

A6. Gross Amt. of Property Tax payable per quarter including HB Tax (before capping, if applicable)

{A3 X(A4+A5)/100÷4} *(Rounded off to nearest Rupee one) in* **Rs.**

FORMAT 'B'

For property which is Vacant Land either without any construction or under construction having assessee No. (if assessed) or no assessee No. (if still un-assessed) or Separately Transferred Roof having no construction

B1. Details of Vacant Land/ Plot under the premises

Note: 1. *Refer to Annexure 2C for conversion table.*
2. ***B1a** and **B1b** should be left blank by assessee filing self assessment return for separately transferred roof,having no construction, they should fill B1c*

B1a.	Total Plot Area (including water body, if any)		in sq. ft.
B1b.	Area of water body (if any)		in sq. ft.
B1c.	Area of Separately Transferred Roof		in sq. ft.

Calculation of Annual Value and Annual Tax for Vacant Land/Land which is under construction/ Separately Transferred Roof having no construction

Note: 1. *The portion of Vacant Land **used** for commercial purposes and **not used** for commercial purposes needs to be clearly specified and entered into separate rows*
2. *For vacant land with waterbody please use separate row for land and waterbody portion as well.*
3. *If occupancy status is different for different portions of the property then please use separate rows to enter details for each portion*
4. *Refer to Annexure 2D for table on Base Unit Area Values.*
5. *Refer to Annexure 3 for the Multiplicative Factors and Annexure 4 for Tax rate % and Howrah Bridge Tax.*

Base Unit Area Value* (in Rs./ sq. ft.)	**Is it already assessed in the manner** (in same nature and area of structure or usage or occupany) **as is being mentioned here** (Y/N)	**Vacant Land Area/Area of land which is under construction/Separately transferred roof area for tax calculation*** (B1a) or (B1b)or (B1c), as applicable (in sq. ft.)	**Usage Multiplicative Factor** (UF)*	**Location Multiplicative Factor** (LF)*	**Occupancy Multiplicative Factor** (OF)*	**Annual Value*** (B1dX B1eX B1f X B1g X B1h) (in Rs.)
B1d	**B1dd**	**B1e**	**B1f**	B1g	B1h	B1i
					Total Annual Value	

Add separate page, if required

B2. Total Annual Value *(Total of B1i) (Rounded off to nearest Rupee ten) in* ***Rs.***

B3 Rate of Tax % *(Refer to Annexure 4A)*

B4. Rate of Howrah Bridge Tax % *(Refer to Annexure 4B)*

B5. Gross Amt. of Property Tax payable per quarter including HB Tax(before capping, if applicable)
{B2 X (B3+B4)/100÷4 }(Rounded off to nearest Rupee one) in ***Rs.***

FORMAT 'C'

For assessed or un-assessed flats/apartments /apportioned units and/or separately transferred roof with construction

Note: (i) If the assessee owns or purchase /flat(s) /apartment(s)/apportioned unit(s) only, he / she requires to fill up C-1 and skip C-2 format in that case.
(ii) Separately transferred roof includes roof transferred exclusively or roof kept for exclusive use of transferee by dint of a registered instrument or agreement.
(iii) If any roof or portion thereof is purchased or transferred alongwith the flat(s)/apartment(s)/apportioned unit(s) or purchased or transferred separately but intended to be as with the flat(s)/apartment(s)/apportioned unit(s) for exclusive use in the same premises C1 and C2 portion should be filled in.
(iv) If any partial construction is made over such separately purchased roof both C1 & C2 portion should be filled in.
(v) If such separately transferred roof is totally constructed then C1 & C2a ,C2b, C2c should be filled in.

C1. Details of the property (including flat(s) / apartment(s) / apportioned unit(s) / covered space over Separately Transferred Roof, if any) for tax calculation

Note: 1. Refer to Annexure 2A for definition of covered space
2 If the constructed unit under your assessee number are situated at different portions or floors of the building or have different occupancy status (tenanted or self occupied or otherwise), different usage (residential, commercial etc), different structure type or different age of construction, please use separate rows for each such portion. Attach Sheet if required in the same format. Examples of portions: Entire 1st floor, Unit No. 3 on 2nd Floor, Outhouse, Parking space, Lawn etc.
3. Refer to Annexure 2D for table on Base Unit Area Values.
4. Refer to Annexure 3 of this form for details of Multiplicative Factors and Annexure 4 for Tax Rate % and Howrah Bridge Tax.
5. In case the property/portion of property in question is occupied by the tenants or otherwise, please submit current rent receipt, rent agreement, Maintenance/Service Charge agreement and such other agreement, if any, under whichever nomenclature with a statement of rent etc. to designated officer of Assessment-Collection Department.

Portion Location / Description / Unit	Is it already assessed in the manner (in same nature and area of structure or usage or occupany) as is being mentioned here (Y/N)	Base Unit Area Value* (in Rs./ sq. ft	Covered Space* (in sq. ft.)	Age Multipli-cative Factor (AF)*	Structure Multipli-cative Factor (SF)*	Usage Multipli-cative Factor (UF)*	Location Multipli-cative Factor (LF)*	Occu-pancy Multipli-cative Factor (OF)*	Annual Value* (C1bXC1cX C1dXC1eXC1f XC1gXC1h) (in Rs.)	Aggregate Rent, if any, including Maintenance/ Service Charge etc. as receivable from tenant* (in Rs.)
C1a	C1aa	C1b	C1c	C1d	C1e	C1f	C1g	C1h	C1i	C1j
									Total Annual Value	

Add separate page, if required

[If there is no exclusive roof with the flat(s)/apartment(s)/apportioned unit(s) or Separately Transferred Roof please go straight to C3 below]

C2. Details of Separately Transferred roof under the premises

(Please fill the details below if you are filing self assessment return for separately transferred roof which has been purchased through registered deed of conveyance or agreement or deed of license is made to that effect otherwise leave C2a to C2l blank)

C2a. Separately Transferred Roof (if applicable)

C2b. Covered Space constructed over Separately Transferred Roof (if there is construction) in sq. ft.

C2c. Area of Separately Transferred Roof that remains un-constructed (C2a-C2b) in sq. ft.

(If C2c is 0 please skip the calculation hereunder) in sq. ft.

Calculation of Annual Value and Annual Tax for Unconstructed area of separately transferred roof

Note: 1. *If occupancy and usage status is different for different portions of the property then please use separate rows to enter details for each portion*
2. *Refer to Annexure 2D for table on Base Unit Area Values*
3. *Refer to Annexure 3 for the Multiplicative Factors and Annexure 4 for Tax rate % and Howrah Bridge tax.*
4. *Tax for Unconstructed portion of the Separately Transferred Roof (C2c) should be calculated in the section C2d to C2k, considering Tax rate of 'Vacant Land' as in Annexure 4A*
5. *In case the property/portion of property in question is occupied by the tenants or otherwise, please submit current rent receipt , rent agreement, Maintenance/Service Charge agreement and such other agreement, if any, under whichever nomenclature with a statement of rent etc. to designated officer of Assessment-Collection Department.*

Base Unit Area Value* (in Rs./ sq. ft.)	Is it already assessed in the manner (in same nature and area of structure or usage or occupany) as is being mentioned here (Y/N)	Separately transferred roof : Unconstructed portion* (C2c) if applicable (in sq. ft.)	Usage Multiplicative Factor (UF)*	Location Multipli-cative Factor (LF)*	Occupancy Multiplicative Factor (OF)*	Annual Value* (C2d X C2e X C2f X C2g X C2h) (in Rs.)	Aggregate Rent, if any, including Maintenance/Service Charge etc. as receivable from tenant* (in Rs.)
C2d	C2dd	C2e	C2f	C2g	C2h	C2i	C2j
						Total Annual Value	

Add separate page, if required

C3. Total Annual Value *(Total of C1i and C2i or C1i only, as the case may be)*
(Rounded off to nearest Rupee ten) in **Rs.**

C4. Rate of Property Tax % *(Refer to Annexure 4A)*

C5. Rate of Howrah Bridge Tax % *(Refer to Annexure 4B)*

C6. Gross Amt. of Property Tax payable per quarter including HB Tax (before capping if applicable)
{C3X (C4+C5)/100÷ 4} (Rounded off to nearest Rupee one) in **Rs.**

E - 1

Category

to final notification on Block and Category by KMC. Information on block and category is available in the website of KMC(https://kmcgov.in) and at all offices of essor-Collector concerned. Irrespective of location/block, i) all recognised R.R.&R colony and settlements under Govt. notified EWS & BSUP Schemes will be reated under category 'E' unless these are already situated under category 'F' or 'G' and ii) Slum / Bustee / Thika tenanted properties will be treated under category 'G'.

ANNEXURE -2

2A. Covered Space definition

'Covered space' in relation to a building, shall mean the total floor area including the thickness of walls and shall include the spaces of covered courtyard, gangway, garage / car parking space, open garage / car parking space, verandah, common service area, balcony and any other projection that may be termed as open terrace or any such appendage termed by any nomenclature either covered or open and such other spaces as determined in the regulation is to be included for determination of property tax.

Such covered space includes basement, mezzanine floor (having a height of 2.2 mt. or higher), 'barsatis' and 'stilts' meant for parking, T.V. / telecom and other towers and hoardings erected on the roof or surface or any other open space of the premises. Staircase, excluding fire-escape stair case, shall be included in covered space and in case of several units using same staircase, the corresponding covered space of staircase shall be distributed proportionately to such units and added to their respective covered area for the determination of property tax.

In case of television, telecom and other towers, the area covered by the extremities of foundation multiplied by total height would be included within the definition of covered space; while in case of hoardings, covered space shall be measured as the square of the length of extremities of the poles on which hoardings are erected in addition to the area of the hoardings. Mumty room and loft within permissible limit of Building Rules shall not be considered within covered space calculation. Underground petrol tank at a petrol pump would be considered as covered space.

If the area under covered space as ascertained under the Kolkata Municipal Corporation(Covered Space) Regulations,2017 is found different from what is mentioned in the registered instrument, deed of conveyance, deed of licence or tenancy agreement or any relevant agreement (under whatever nomenclature or for whatever purpose), under normal circumstances, the higher figure of the two will be considered as the covered space as specified under the Regulation. However, if in the registered instrument etc, super built area is mentioned and if that differs from the covered space as defined in the regulation, owner or any person liable to pay tax may submit the calculated area of his covered space, (mentioning proportionate common area and facilities separately) which, if required by the Corporation, shall be duly certified by a degree holder in valuation from a recognized university or an Architect registered under the Architects Act 1972 (20 of 1972) or any Licensed Building Architect, or Licensed Building Surveyor enlisted with the Corporation, or by a Valuer holding a diploma from Institution of Surveyors & enlisted with the Corporation.

For further details it is requested to go through Covered Space Regulation, displayed at concerned Unit/ Offices of Assessment - Collection Deptt. KMC or log on to https://www.kmcgov.in

2B. Definition of Vacant Land

'Vacant land' for the purpose of assessment of property tax implies the following

i. Any vacant land which is not constructed upon and building is not erected or under construction with or without any water body, or any water body

ii. Any space at the ground level which is open to sky with a floor made of cement concrete or any other material

iii. Separately transferred roof

iv. In case of land with construction:

   a. no property tax shall be levied if the covered area at the plinth level of any premises, where there is construction exceeds forty per cent (40%) of the area of the concerned plot and when the remaining vacant land is not used for any other purpose.

   b. if the covered area at the plinth level is less than or equal to forty per cent (40%) of the area of the concerned plot or the remaining vacant land is used for any other purpose, the entire plot area excluding the covered area at the plinth level would be treated as vacant land and taxed accordingly.

   c. no property tax shall be levied on appertaining vacant land in case of a high rise building where permissible plinth area in the sanctioned building plan is fully consumed, be it 40% or less than that, of total plot area, subject to an undertaking by the owner in the form of an affidavit toward taking up no construction in that appertaining land in future and when the remaining vacant land is not used for any other purpose.

Example -1

Consider the case of a premise having a plot area of 10 cottah which also has a building having covered area at the plinth level of 3 cottah
Plot size: 10 cottah i.e. 7200 sq. ft. Permissible Ground coverage: > 40% i.e. greater than 4 cottah or 2880 sq. ft.
The covered area at the plinth level of the building is 3 cottah or 2160 sq. ft. i.e. it is below the prescribed limit of 40%.
So, (10 cottah - 3 cottah) = 7 cottah i.e. 5040 sq ft. of vacant land / open space shall be treated as vacant land and property tax would be levied on such remaining vacant land. Apart from the tax on vacant land, tax would be levied on the building separately.

Example - 2

Say, a premises is having a plot area of 2 cottah which also has a building used for residential purpose having covered area at the plinth level of 1.1 cottah.
In this case, the covered area at the plinth level is 55% (1.1 cottah) of the total plot area (2 cottah) and no tax would have to be paid for the remaining vacant land (2 - 1.1 = 0.9 cottah). However, if the remaining vacant land (0.9 cottah) is, suppose, rented out for commercial purpose, then, tax would be levied on this remaining land. In either case, the building would be taxed separately.

2C. Conversion Table

1 Acre	= 99.83 Satak / 43,560 sq ft / 3.025 Bigha
1 Cottah	= 16 Chhitak / 720 sq ft
1 Chhitak	= 45 sq ft
1 Square Metre	= 10.764 sq ft
1 Metre	= 3.3 ft

2D. Base Unit Area Values for covered space of building or land comprising building or any vacant land *(Refer to the KMC's website http... or final notification on block and category or contact with the office of Assessor-Collector concerned to find out the Category of your locality)*

Category	A	B	C	D	E	F
Base Unit Area Values: *(Rs. per sq. ft. per annum)*	74	56	42	32	24	18

Note: Category and corresponding Base Unit Area Value for all recognized R.R.&R colonies including settlements under Government notified EWS (Economically Weaker Section) & BSUP (Basic Services to Urban Poor) Schemes unless these are already situated under category 'F' or 'G' and all slums / bustees / thika tenanted areas, for the purpose of property tax assessement shall be as follows:

Type of settlement	Category	Base Unit Area Value (Rs. per sq. ft. per annum)
Slum / Bustee / Thika tenanted properties	G	13
1. Recognized R.R.&R colony 2. Settlements under Govt. notified EWS and BSUP Schemes unless these are already situated under category 'F' or 'G'	E	24

ANNEXURE - 3

3A. Age Multiplicative Factor

The Age of the premises as measured from date of construction.

Age Code	Age of premises	MF
A1	Age of premises ≤ 20 years.	1
A2	Age of premises > 20 years but ≤ 50 years.	0.9
A3	Age of premises > 50 years.	0.8

N.B.: (1) If different portions of a property under single assessee number fall under different categories owing to difference in age of constructon, different portions may be subjected to different Multiplicative Factor values under relevant categories as the case may arise.

(2) Age of premises would be calculated from Date of Completion Certificate, or Date of Possession of the property or age as it appears from Assessment record of KMC or relevant MASD/1st electricity bill, whichever is earlier

3B. Location Multiplicative Factor

Location Code	Location of property/premise	MF
L1	Property abutted by roads having width ≤ 2.5m	0.6
L2	Property abutted by roads having width > 2.5 m but ≤ 3.5 m	0.8
L3	Property abutted by roads having width > 3.5 m but ≤ 12 m	1
L4	Property abutted by roads having width > 12 m	1.2

N.B.: By the term abutted road (and its corresponding width) means the road by the side of which the property is situated and more specifically against which FAR is/ happens to be determined. When a property / premises abuts on roads more than one, the widest road or the road against which FAR of the plot is determined shall be taken into consideration.

3C. Occupancy Multiplicative Factor

Occupancy Code	Occupancy Status	MF
O1	Property (or portion thereof) under occupation of tenant(s) or anybody else other than an owner or his/her 'family' as defined below, where the tenancy ≤ 20 years old and is used for non residential purpose	4
O2	Property (or portion thereof) under occupation of tenant(s) or anybody else other than an owner or his/her 'family' as defined below, where the tenancy ≤ 20 years old and is used for residential purpose	1.5
O3	Fee/ Commercial Car Parking Space/ Garage	4
O4	Property (or portion thereof) under occupation of tenant(s) or anybody else other than an owner or his/her 'family' as defined below, where i. the tenancy > 20 years old but ≤ 50 years old and, ii. the tenant is not protected under West Bengal Premises Tenancy Act 1997	1.2
O5	Property (or portion thereof) under occupation of tenant(s) or anybody else other than an owner or his/her 'family' as defined below, where i. the tenancy > 20 years old but ≤ 50 years old and, ii. the tenant is protected under West Bengal Premises Tenancy Act 1997	1
O6	Property (or portion thereof) under occupation of tenant(s) or anybody else other than an owner or his/her 'family' as defined below, where the tenancy > 50 years old	1
O7	Property (or portion thereof) under occupation of owner or his/her 'family' as defined below	1

If different portions of a property under single assessee number fall under different categories owing to difference in occupancy status, different portions may be subjected to different Multiplicative Factor values under relevant categories as the case may arise.

Property Exemption under Section 3 of the West Bengal Premises Tenancy Act 1997 and accordingly tenant is not covered by any protection under the said Act includes the following

i. Registered Lease
ii. Resiedntial Premises carrying monthly rent more than Rs. 6500.00 per month
iii. Non-Residential Premises carrying monthly rent more than Rs. 10000.00 per month

"Family" means -

i) in the case of a male member, his wife, his children, whether married or unmarried, his dependent parents and his deceased son's widow and children:
ii) in the case of a female member, her husband, her children, whether married or unmarried, her dependent parents, her husband's dependent parents and her deceased son's widow and children:

Explanation – In either of the above two cases, if the child of a member [or as the case may be, the child of a deceased son of the member] has been adopted by another person and if, under the personal law of the adopter, adoption is legally recognized, such a child shall be considered as excluded from the family of the member.

(4) Placement in Category O4, O5 and O6 with regards to the age of tenancy (i.e. >20 years old, >50 years old etc.) would be subject to the following additional conditions :

i. The placement shall become void in case of any change in tenancy except in case of inheritance of tenancy. In the case of change due to inheritance of tenancy, the validity of such change shall be as defined in the West Bengal Premises Tenancy Act, 1997
ii. In case of commercial use, there shall be no change in the Trade License or in the nature of usage

3D. Structure Multiplicative Factor

Structure Code	Structure of Building	MF
S1	Residential Building (not being an apartment) on a plot size > 10 cottah	1.5
S2	Apartments belonging to such 'Special Projects' as earmarked by IG Registration (excluding apartments identified/ notified as MIG / LIG by any Government/ statutory body) or, Apartments having 'covered space (excluding car parking space)' > 2000 sq. ft.	1.5
S3	All Pucca properties and such other properties not falling under any of the other categories	1
S4	All Car Parking Spaces (open and covered) and Garage	0.8
S5	Semi-Pucca	0.6
S6	Proportionate Common Area	0.5
S7	Kuchcha	0.5

Relevant Definitions:

Pucca:A structure whose walls and roof were made of pucca material such as cement, concrete, burnt bricks, hollow cement/ash bricks, stone, stone blocks, metals, asbestos cement, wood, plywood etc.

Semi pucca: A structure which has either its wall or its roof, but not both, made of pucca material.

Kuchcha: A structure whose wall and roof, both, are made of non pucca material.

N.B.: If different portions of a property under a single assessee number fall under different categories owing to difference in structure, different portions may be subjected to different multiplicative factor values under relevant categories, as the case may arise

3E. Usage Multiplicative Factor

Use Code	Usage Types	MF
U1	• Water Body, irrespective of usage which is not swimming pool or alike and not used for any commercial gain except pisciculture	0.5
U2	• Property under residential use • Car parking spaces • Separately transferred roof without any construction and not used for commercial purpose • Properties used for benefit/welfare of orphans, destitute, physically & mentally challenged people, old age homes • State Government aided educational institutions, hospitals, nursing homes • Assembly buildings like public libraries, theatre (exclusively used for theatre, drama), museum, planetarium and alike • Any other alike usage not mentioned specifically under the above descriptions • Properties exclusively used for public worship,burial ground,crematorium etc. and not entitled for exemption under sec.172(1) (a) of KMC Act or otherwise • Assessable appertaining vacant land having area upto 5 cottah under this usage category	1

U3	• Industrial/manufacturing/processing units & workshops of any description registered as SSI units • Any property not falling under any other usage category and not exclusively used for public worship, as burial ground, crematorium etc. not entitled for exemption under Sec. 172(1) (a) of KMC Act or otherwise • Commercial shops & establishments having covered area less than 250 sq.ft. (does not include those located in malls and organized retail space) • Restaurant without bar, eating house and alike where food and / or beverage is served • Any other alike usage not mentioned specifically under the above descriptions • Assessable appertaining vacant land having area upto 5 cottah under this usage category	
U4	• Health services like nursing homes/maternity homes, diagnostic lab/pathological clinic, hospitals that are provided/run by non-governmental establishments and clinics and chambers of general practitioners • Hotels categorized below 3 star, Boutique Hotels, boarding and lodging house, guest house used for commercial purpose, bar, restaurant with bar • Single screen cinema / video show halls • Non-governmental educational institutions including crèches, tutorial homes, training centres, institutes imparting training on art, culture etc. • Industrial / manufacturing / processing units & workshops of any description not registered as SSI units • Therapy clinic, gym, boating resort, golf club, tennis club/race course and club providing more than one of the following entertainment facilities like sports/games, serving food and beverage, lodging facilities, lawns, congregation hall, etc. and alike • Any other alike usage not mentioned specifically under the above descriptions • Assessable appertaining vacant land having area upto 5 cottah under this usage category	3
U5	• Hotels categorized as 3 star and 4 star • Land with or without building and used commercially for storage and ceremonial purpose • Assembly building used for recreation/entertainment purposes (like ceremonial houses, space for video/electronic games, bowling alleys, AC exhibitions, health resort & spa-massage and alike) • Fuel service stations • Any other alike usage not mentioned specifically under the above descriptions • Assessable appertaining vacant land having area upto 5 cottah under this usage category	4
U6	• Hotels categorized as 5 star and above • Office space and business buildings including chamber & offices of professionals, banks, banks with onsite ATM, financial institutions etc. • Assessable appertaining vacant land having area upto 5 cottah under this usage category	5
U7	• Commercial shops & establishments not included in U3 (this also includes malls,multiplex,storage buildings, warehouses, retail and alike) • Assessable appertaining vacant land having area upto 5 cottah under this usage category	6
U8	• Communication Towers (Telecom, TV, Radio) • Building (or a part thereof) having a hoardings, with the provision that this burden will be levied on the beneficiary party • Offsite ATMs • Area for discotheques and night clubs or similar entertainment facility • Any other alike usage not mentioned specifically under the above descriptions • Assessable appertaining vacant land having area upto 5 cottah under this usage category	7
U9	• Vacant land without any construction or land under construction having area upto 5 cottah and not falling under any other categories from U1 to U8	2
U10	• Vacant land without any construction or land under construction and not used for any purpose Assessable appurtaining vacant land having area more than 5 cottah	8

N.B.: (1) Examples as listed above under different usage category are illustrative and not exhaustive.
(2) If different portions of a property under single assessee number fall under different categories owing to difference in usage, different portions may be subjected to different Multiplicative Factor values under relevant categories as the case may arise.
If one portion of a property falls under two or more different usage categories at differerent point of time, Usage Multiplicative Factor of the highest value of those categories should be used for assessment.
(3) MF value for Mess, Paying Guest and Hostel need to be so addressed by factor of 'Occupancy Status' as primarily for Residential use.
(4) 'Vacant land' in educational institutions utilized for playgrounds, sports complex, etc. would be exempt ed from assessment as per the Scheme also, as per the statute,Mayor in council may exempt from payment of a certain portion of property tax on lands and buildings or portions thereof, which are exclusively used for rthe purpose of sporting activities.
(5) Usage MF for appertaining Vacant Land (in case there is construction), if it is found taxable as per Scheme, will be considered same as the primary usage type of building / premises as per building plan or predominant use of the building or actual use of vacant land, whichever is higher.

ANNEXURE - 4.

4A. Tax Rate % for various types of properties

Category	Type of property	Tax Rate
1	Un-developed Bustee	6%
2	Developed Bustee	8%
3	Government Properties within the meaning of section 171 subsection (8) of KMC Act,1980	10%
4	Properties having Annual Value < Rs. 30000/-	15%
5	Others	20%

4B. Howrah Bridge Tax Rates (Existing)

Wards	Annual Rate
01-65,68-88,90	0.5%
66,67,89,91-100,115-141	0.25%
101-114	Nil

Rates may change depending on the decision of State Government.

Kolkata Corporation Unit Area Assessment-Tax Capping Regulations 2017 (Extract)

(1) The amount of property tax payable by an owner or any person liable to pay property tax in respect of a property on the basis of fresh annual valuation made as per the provisions contained in the Act, upon final publication of the Scheme shall not exceed one hundred and twenty per cent of the amount paid or payable as per the valuation made by the Kolkata Municipal Corporation preceding the final publication of the Scheme.

Explanation – The above regulation implies that if the amount of tax paid or payable as per the last valuation, fixed in the old assessment system, is rupees one thousand and the property tax under Unit Area Assessment System comes to rupees one thousand three hundred, the property tax under Unit Area assessment System shall be capped to rupees one thousand two hundred after capping.

(2) The provisions of this regulation will not be applicable if any change in nature of occupancy or nature of use or any addition or alteration or any other circumstance of revision specified under sub section (2) of section 180 of the Act occurs during the period of transition from annual rateable value system, as prevailing prior to the final publication of the Scheme, to the Unit Area Assessment System of valuation.

Provided further that after the final publication of the Scheme if any discrepancy is noticed with respect to nature, character and use of the property on verification of records of the Kolkata Municipal Corporation and physical verification of the property or otherwise, such capping of property tax will be applicable on the amount of property tax, including commercial surcharge payable as per the revised annual valuation that will be made and determined in terms of the provisions of the Act, which were in force prior to the commencement of the Scheme, with effect from the date of occurrence of such circumstance of revision as specified under sub section (2) of section 180.

(3) The amount of property Tax payable by an owner or any person liable to pay property tax in respect of a property on the basis of fresh annual valuation made as per the provisions contained in the Act, upon final publication of the Scheme shall not be less than eighty per cent of the amount paid or payable as per the last valuation fixed by the Kolkata Municipal Corporation preceding the final publication of the Scheme.

Explanation – The above regulation implies that if the amount of tax paid or payable as per the last valuation, fixed in the old assessment system, is rupees one thousand and the property tax under Unit Area Assessment System comes to rupees seven hundred, the property tax under Unit Area assessment System shall be rupees eight hundred after capping.

ANNEXURE – 6

Table to compute the property tax rebate

Payment of tax payable	Percentage of Rebate	Net Tax Payable
Case 1: Property tax amount to the quarter paid on or before the due date specified by KMC	5%	1.05 (Ga) for the quarter (Ga-1.05*Ga)
Case 2: Property tax amount for all 4 quarters of a year paid in advance within due date for the first quarter	5% for 1st quarter and 10% for 2nd, 3rd and 4th quarter	(Ga-1.05*Ga) for 1st quarter (Ga-1.10*Ga) for 2nd, 3rd & 4th quarter
Case 3: Property tax amount to the quarter paid after the due date specified by KMC & within prescribed quarter	1%	Ga for the quarter

ANNEXURE – 7

Penalty Provision for willful suppression and submission of false and incorrect particulars –

1. A penalty of up to 30% of the property tax arising from non-filing of return or 30% of the difference in property tax arising from giving wrong information or willful suppression of facts may be imposed upon assessee.
2. If return is not filed by an assessee/owner/person liable to pay tax, he/she shall be deemed to be defaulter of the property tax or the interest of such remaining amount and as per the provisions of KMC Act, 1980 (as amended) applicable to that defaulter the imposition of interest and penalty shall apply to him accordingly.

Please also note that even if after such measure for Tax capping the property tax under Unit Area Assessment System is felt beyond capacity assessee may apply for consideration before the Hardship Committee of Kolkata Municipal Corporation.

INSTRUCTIONS

1. All fields marked with (*) need to be entered. This is a self sufficient form, all the information required is mentioned.
2. Ensure that all the fields are filled up properly and correctly. **INCOMPLETE FORMS WILL NOT BE ACCEPTED.**
3. Please go step by step in filling up the form. Please read the instructions that are mentioned in each section before filling that section.
4. Refer to the HAD/FAQ Annexure in the Property Tax Guide for answers to common questions, as available at KMC website http://www.kmcgov.in & respective office of Assistant Collector Department.
5. Please refer to the Annexures to help in the property tax determination.
6. One Self Assessment Form should be filed against any one assessee number.
7. The Self Assessment Form can be filed by the owner or occupier or person liable to pay property tax, as the case may be as per the provisions of the Act.
8. In case of conflict between measured area and the area mentioned in the deed, the documents, the higher area will prevail to property tax calculation subject to provisions of Regulation framed for the purpose.

Understanding the Self Assessment Form (SAF)

In this section we are going to understand the Self Assessment Form (SAF) and how to de property and calculate its tax under various points of this form.

Who can fill up / submit SAF Return :- *(1) Recorded Owner / Person Liable to Pay Tax / Occupier (2) Present owner(s) / Legal he of recorded owner / Occupier(s). In cases where Recorded Owner/ Person Liable to Pay Tax /Occupier of the property (or portion there expires or changes since last assessment,(any one of) the present Owner(s)/Legal Heir(s) can also submit. In such cases the applicant(s) are advised to fill up 'A-42' form(s) and get their names mutated on submission of all required documents.(3) Tenant, in cases, as per provision of Sec 193(3) of KMC Act. "where the Municipal Commissioner is, ..., satisfied that the owner is not traceable ..."*

Please note that SAF can be submitted even for any unassessed property or property having no separate Assessee No. *, but in such cases property tax bill under UAA System will only be generated after mutation of the property concerned and upon assigning Assessee No.to it.*

When to fill up SAF Return :- *• Immediately after publication of Scheme • Whenever any change in nature & use of property occurs or addition / alteration / new constructions take place. • At the start of each financial year.*

There are clear three sections of the form.

1st part (Page 1 - Page 3) is general and needs to be filled up for all types of properties.

In the Points 1 and 2 here, details of applicant and the property are to be disclosed, in point No. 3 the special feature (if any) of the property is to b mentioned in the 1st paragraph and in the 2nd, the property is divided into effective parts in respect of usage and floor of the building. [Say, th appurtenant vacant land of a building consists of an open car parking and a stack-yard of building materials, those should be mentioned separately with Use Code in this section. Similarly if the ground floor is partly used by the owner for residential and commercial purposes and the other part is let out to an office, these should be mentioned in three different rows in this section. In point No. 4 the change(s) occurred in the property after las assessment and prior to commencement of UAA System are to be described.

2nd part (Page 4 - Page 6) -Thereafter, applicant will go straight to the Format - 'A'(Page 4) or Format - 'B'(Page 5) or Format - 'C' (Page 6) to calcu late Tax per quarter (before Capping, if applicable) for different types of property under Unit Area Assessment System.

- **If the entire property is a vacant land or land under construction or Separately transferred roof with no construction, Format - B should be filled up.**

As for example consider the following individual cases - (i) where the property comprises entirely of an unconstructed roof (Separately Transferred) measuring 1500 sq.ft. (ii) where the property comprises only of a vacant land with area measuring 2880 sq. ft. (4 cottas). Tax for these properties will be calculated in Format B (page 5 of SAF) alongwith general form But in the case of a property comprising an unconstructed roof (Separately Transferred) measuring 800 sq.ft. and a flat having area 1200 sq. ft and a garage in ground floor 100 sq. ft tax calculation will be dealt with the both the parts C1 (for flat and garage) & C2 (for the roof) of Format C alongwith general form

- **If the property is a flat / apartment or Separately transferred roof with construction, Format - C should be filled up.**

As for example consider the following individual case- (i) where the property comprises of a flat having area 1000 sq.ft., a garage in ground floor 125 sq.ft. and proportionate common space of 75 sq. ft. Format C will be filled up fo tax calculation alongwith general form .

- **For any other property, (like single unit stand alone building) Format - A should be filled up.**

As for example, say, if property is comprised of a plot of 2880 Sq. ft. (4 Cottah) with a two storied building with single Assessee & Premises No. where Ground Floor area is 1600 Sq ft let out to an office, First Floor having same area used for residential purpose by owner and garage of 150 Sq. ft. . Format 'A' should be filled up.

Now, applicant should return to point 5 (in page 2) **and put the Gross Quarterly Tax including HBT, so calculated under format 'A' / 'B' / 'C'** (in points A6/B5/C6) **and calculate gross Qtrly. Tax after capping, if applicable.**

Capping is applicable for tax under UAA System for such portion(s) of property which was / were already assessed in the same manner and same attributes attached to it. Say, Ground Floor was already assessed and no change has happened and 1st Floor is newly constructed or Occupancy or other status changes for said floor, then capping will be applicable for UAA-tax for Ground Floor only with respect to the existing one.

3rd part (Page 7 - Page 11) - Relevant definitions, Conversion Table, MF Values, Tax Rate, HBT Rate, Tax Capping rules, Rebate, Provision of Penalty etc. are highlighted.

Prior to filling up of form please keep in hand the following documents :

Documents	Available Data
• Latest PD / FS Bill / Receipt (if property has separate Assessee No.)	• Assessee no., Premises no. KMC Street Name and Code, last decided AV with Effective Quarter
• CESC Bill	• Nearest Lamp Post No.(Where there is underground cable, no Lamp Post Number is available)
• Copy of Regd. Deed, Building Plan	• Detail of Land /Flat Area etc., Covered Space / width of the abutting road, Proportionate
• Completion /Occupancy Certificate, 1st Electricity Bill etc.	• Age of the structure Common Area, Mother Assessee No., Premises No.
• Annexure attached to the form	• BUAV of the category of the concerned block, applicable MF Value /Tax Rate with HBT, extent of taxable vacant land appertaining to a building and relevant definitions of Covered Space etc.
• Final Notification of Block & Category available in KMC website	• To get the detail of block boundary to pinpoint the location of property and its category thereof
• Agreement of Rent if any	• To get the rent amount and commencement and extent of period of tenancy.

How to fill up SAF / Worked out cases(Case 1 - for a single unit building, Case 2 - for an apportioned flat)

It should be noted that portions of a property pertaining to any Assessee No. need to be mentioned in separate rows of any table in this form (especially in relevant format 'A' / 'B' / 'C') where there is any difference in use, occupancy, age, structure, Unit No./ Floor or in previous assessment history.

Case-1

Let's consider the case of a single unit premises with single Assessee No. and having total plot area of 4 Kotta, (2880 sq. ft) **situated in Borough III** (relevant for determination of HBT %), **in a block, assigned with Category 'B'(relevant for determination of BUAV) and abutted by a road of width 10m** (Location MF L3) **having existing Quarterly Property Tax Rs. 1,59,000.00, which includes**

a) Ground floor Pucca (Structure MF S3) **construction** (age > 20 years and < = 50 years , Age MF 'A2') **of area measured at plinth level 1990 sq. ft., out of which there are (i) One jewellery shop** rented out since last thirty years against a rent (presently) of Rs. 20,000 per month (400 sq.ft. / Usage MF 'U7' / Occupancy MF 'O4') and **(ii) Bank with onsite ATM** rented out since last twelve years with rent-agreement of rent Rs. 6 lakh per year (1500 sq.ft / Usage MF 'U6' / Occupancy MF 'O1') **(iii) Stair area** *(treated as common area, 90 sq.ft per floor* / Predominantly Residential, so Usage MF 'U6' / Large portion is occupied by owner, so Occupancy MF 'O7

Tenant is protected under WB Premises Tenancy Act 1997 where there is a rent-agreement and / or monthly rent is up to Rs. 6,500/- for residential purpose and up to Rs. 10,000/- for non- residential purpose

...ucture MF S3) **construction** (age >20 years and < = 50 years , Age M F A2) **1900 sq.ft.**, out of which **(i) Own residence -** (1000 sq.ft. / ...upancy MF O7) **(ii) Rresidential portion rented out since last five years** (900 sq.ft. / Usage MF U2 / Occupancy MF is 'O2') ...roof **(I) Rented Advertisement Hoarding** (Base area 18'x 8' and display area 18'x12' ft. / Total measured area 360 sq.ft./ constructed 10 years ...1 / Structure MF S3 / Usage MF U8 / Occupancy MF O1)

...y we have to fill the general form (i.e. pages 1 - 3 of SAF booklet) and Format 'A' (i.e. page 4 of SAF booklet) Points 1 to 4 of general form are filled ...then we go to Format A. For this premise A1e is greater than A1d. Property Tax will not, therefore, be levied for remaining vacant land and we should ...the Annual Value for constructed portions in A2a to A2i . Quarterly Tax, before capping, (if applicable) plus HBT is calculated gradually under A3 to A6. ...we can put the value of A6 in the point No.5 of general form at Page 2. The whole process is worked out and shown below.

...m (SAF)

...F) and how to d...

...s) / Legal h... ...tion there ...nt(s)

Please go through the Final Notification (Block & Categories) ...n UAA page under KMC ...rtal, https://...kmcgov.in Block boun-...y,printed on Top Sheet of the SAF or contact nearest help desk of KMC

KOLKATA MUNICIPAL CORPORATION

FORM FOR RETURN AND SELF ASSESSMENT OF PROPERTY TAX

[under section 182A. Applicable for first time and any Intermediate Assessment under UAA System and as per KMC (Self Assessment System, Manner and Forms) Rules 2017]

ASSE... YEAR & QTR **1st Qt/2017**

Fields marked with * have to be filled. They cannot be left blank. Please read the instructions carefully in each section and at the end of the form

1. Assessee Identification

a) Whether the property is already mutated/assessed and is having separate Assessee Number ? [Y] Y / N

...wer to (a) is 'Y', Assessee Number of property, 1 1 0 3 2 1 0 0 1 2 3 2

...property is un- assessed land / land with structure ? [ ] Y / N

Note Mother Assessee ... the Assessee No. of th... premises prop... any ...

Please note :

In cases where the land is assessed but the building is not, then also you have to provide the Assessee No. in above point. However, in case of flat, if land is having Assessee No. as new apartment are developed and flats have not yet been assessed, then Point 1(a) will be [N] but original Assessee No. of land to be given against Mother Assessee No. field at Point No.'1d' .

2. Details of the property concerned ...

Note: To fill-up Block ID and Category refer ... Annexure-1 *and for further clarification you may refer to notification as displayed in KMC offices / office of the Assessor-Collector concerned. This information may also ... found online at https://www.kmcgov.in* Irrespective of location / block, (i) all recognised R.R &R Colony and Settlements under Govt. notified EWS & BSUP Schemes will be treated under category 'E' unless these are already situated under category 'F' or 'G' & (ii) Slum / Bustee / Thika Tenanted Properties will be treated under category 'G'.

a) Ward number* 0 3 2 Block ID* 0 3 2 / 1 Category* B KMC Street Code 1 0 (6th and 7th digit of Assessee No.)

Depending on this field it will be decided whether tax payer will fill up format 'A' or 'B' or 'C'

i) Type of Property * (put tick) (√) Single unit building/ hut with single assessee No. [✓] Apartment / Flat / Apportioned Unit [ ] Vacant land [ ] Separately transferred roof having no construction [ ] Separately transferred roof with construction [ ]

3. More details of the property *(If the property or portion of it belongs to any of the following user type please put tick against the specific one.)*

*Exclusively used for public charity or for the purpose of medical relief to or education of the poor, free of charge. [ ] ...lic play ground / public park / street [ ] *Entire land or building / portion of it / land is used for sporting activity [ ] *Building / portion of it is ... or IT Enabled Services

Identify this shaded area in your form

Mention specific nature of use, with relevant Use Code *(as mentioned in Annexure for Usage Multiplicative Factor. Use separate row / box for different Usage Type under this Assessee with portion / floor of the construction)* **[Use additional sheet, if required]**

(1) Use	Bank with ATM (G fl)	Use Code	U 6	(5) Use	Hoarding (advertisement)	Use Code	U 8
(2) Use	Jewellery Shop (Rent) (G fl)	Use Code	U 7	(6) Use	Stair Area (treated as	Use Code	
(3) Use	Residence (1st fl) Owner	Use Code	U 2	(7) Use	common area)	Use Code	U 2
(4) Use	Residence (1st fl) Tenant	Use Code	U 2	(8) Use		Use Code	

In point 4 of the form (Page 2) you have to mention any relevant change, occurred after last assessment, (i.e. after effective quarter of last Annual Valuation (AV), mentioned in Rate card, PD / FS bill, NOC etc.)

5. Gross quarterly tax payable after tax capping , if applicable (For calculation of Tax please go to format 'A' or 'B' or 'C', as applicable)

Before you enter into Point-5 of this part of form, you have to complete the calculation under Format 'A' or Format 'B' or Format 'C' concerned to your property

Identify this shaded area in your form

a.	Gross Quarterly Tax Pa...ab... ...t A or B or C)*under UAA System in Rs.	1 2 0 1 6 1
b.	Gross Quarterly Tax ... assessment under ... ...n Rs.	1 5 9 0 0 0
c.	Change in amount in ... assessed portion	(-) 3 8 8 3 9
d.	The % change in gross ... assessed portion)	(-) 2 4 . 4 2
e.	Gross Quarterly Property ... (after capping)* in Rs.	i.e 80% of 5b = 1 2 7 2 0 0

6. Details of Tax Payment *(Refer to Annexure 6 for calculating rebate on tax payment)*

a. Gross Quarterly Tax payable* (after capping if applicable) in Rs. 1 2 7 2 0 0

b. Net Quarterly tax payable after rebate* (based on Table in Annexure 6) in Rs. 1 2 0 8 4 0

Availing 5% Rebate

c. Whether any tax for the current financial year is paid or not. (put tick) ( ) Yes [✓] No [ ]

d. If '6c.' is yes, mention Amount Rs. 1 5 1 0 5 0 and for Quarter(s) 1st [✓] 2nd [ ] 3rd [ ] 4th [ ]

e. Total Tax payable (adjusting payment already made for current year) for the current financial year under UAA System Rs. 3 3 2 3 1 0

i.e. (6b X 4) – '6d'

FORMAT 'A'

For single unit building / hut having single assessee & premises No. (for already assessed property) or having no assessee & premises No. (for still unassessed property)

(other than flats / apartments / apportioned units / vacant land & such other property as in Format B & C)

A1. Details of Land / Plot under the premises

Note: 1. Vacant Land for the purpose of property tax assessment means land with no construction or in case there is construction, it is the land that remains vacant after construction where the covered area at plinth/ ground floor level is below a certain limit (a percentage of total plot area) as given under Annexure 2B

2. Refer to Annexure 2C for conversion table.

A1a.	Total Plot Area (including water body, if any)				2	8	8	0	in sq. ft.
A1aa.	Total area of waterbody (if any)							0	in sq. ft.
A1b.	Total Covered area at Plinth level/ Ground floor Area				1	9	9	0	in sq. ft.
A1c.	Remaining Land area after construction (A1a - A1b)					8	9	0	in sq. ft.
A1d.	Percentage limit specified in Annexure 2B for ground coverage				4	0			in %
A1e.	Actual percentage of ground covered (A1b ÷ A1a) x 100		6	9	. 0	9			in %

Identify this shaded area in your form

If the left out vacant land, appertaining to single unit building within the premises is taxable, only then you should enter it into the following section. To know whether it is taxable, entry should be done under the points 'A1a' to 'A1e' in the above part of FORMAT 'A'. As in the case, it is found that 'A1e' > 'A1d', left out vacant land is, therefore, not taxable and no calculation is necessary in the table below, so long it is not used for any other purpose. Where any part of the vacant land is used otherwise, that has to be mentioned separately under Point-3 of General form (Page 2). If it is found that 'A1e' <= 'A1d', left out vacant land will be taxable and A1f to A1k to be filled up.

Base Unit Area Value* (in Rs./ sq. ft.)	Is it already assessed in the manner (in [illegible] and area of	Vacant Land / Waterbody Area for tax calculation* (A1c) if (A1e)< (A1 d) (in sq. ft.)	Usage Multiplicative Factor (UF)*	Location Multiplicative Factor (LF)*	Occupancy Multiplicative Factor (OF)*	Annual Value* A1f XA1g XA1h X A1i X A1j) (in Rs.)
A1f		A1g	A1h	A1i	A1j	A1k

Road width for Location MF includes Footpath & Carriageway

A2. Details of the [illegible] for constructed portion

Note: 1. *This section need to be filled for all types of properties except for Vacant Land or a portion thereof (Vacant land as specified in Annexure 2B)*

2. *Refer to annexure 2A for covered space definition*

Portion Location/ Description/ Unit	Is it already assessed in the manner (in same nature and area of structure or usage or occupany) as is being mentioned here (Y/N)	Base Unit Area Value* (in Rs./ sq. ft	Covered Space* (in sq. ft.)	Age Multiplicative Factor (AF)*	Structure Multiplicative Factor (SF)*	Usage Multiplicative Factor (UF)*	Location Multiplicative Factor (LF)*	Occupancy Multiplicative Factor (OF)*	Annual Value* (A2b X A2c X A2d X A2e X A2f X A2g X A2h) (in Rs.)	Aggregate Rent, if any, including Maintenance/Service Charge etc. as receivable from tenant* (in Rs.)
A2a	A2aa	A2b	A2c	A2d	A2e	A2f	A2g	A2h	A2i	A2j
Bank with ATM (G fl)	Y	56	1500	A2(0.9)	S3 (1)	U6(5)	L3(1)	O1(4)	15,12,000	Rs.6 lakh/year
Shop (Rented) (G fl)	Y	56	400	A2(0.9)	S3 (1)	U7(6)	L3(1)	O4(1.2)	1,45,152	Rs. 2.4 lakh/year
Residence(1st fl) Owner	Y	56	1000	A2(0.9)	S3 (1)	U2(1)	L3(1)	O7(1)	50,400	
Residence(1st fl)Tenant	Y	56	900	A2(0.9)	S3 (1)	U2(1)	L3(1)	O2(1.5)	68,040	Rs.1.2 lakh/year
Stair area (treated as common)	Y (Gr. Fl. 90 S.Ft. + 1st Fl. 90) Predominantly Residential and occupied by owner	56	180	A2(0.9)	S6 (.5)	U2(1)	L3(1)	O7(1)	4,536	
Hoarding (advt.)	Y	56	360	A1(1)	S3 (1)	U8(7)	L3(1)	O1(4)	5,64,480	Rs.1.8 lakh/year
Add separate page, if required								**Total Annual Value**	23,44,608	

Identify this shaded area in your form

A3. Total Annual Value *(Total of A1k and A2i or A2l only, as the case may be) [illegible] nearest Rupee ten] in Rs.*		2	3	4	4	6	1	0
A4 Rate of Property Tax % *(Refer to Annexure 4A)*							2	0
A5. Rate of Howrah Bridge Tax % *(Refer to Annexure 4B)*							.	5
A6. Gross Amt. of Property Tax payable per quarter including HB Tax (before capping, if applicable) *(A3 X(A4+A5)/100÷4) (Rounded off to nearest Rupee one) in Rs.*			1	2	0	1	6	1

Case - 2

Here we consider the case of an apportioned residential flat (Structure MF is S3 / Usage MF is U2) along with garage and common space situated in Borough XIII (relevant for determination of HBT %), in a block, assignedwith Category'C' (relevant for determination of BUAV) and abutted by a road of width 8m (Location MF L3), in an apartment constructed 18 years back (Age M F is A1) having Quarterly Property Tax Rs. 2,850. Components of the property are :-

property) or having no assessee & pr

of property as in Format B & C)

2	8	8	0 in sq. ft.
0			in sq. ft.
			in sq. ft.

...s residence having Covered Area 1220 sq.ft.(*Occupancy MF is O7)*

...for own use [80 sq ft. open + 100sq ft. covered] *(Structure MF is S4 / Usage MF is U2 / Occupancy MF is O7)*

common space 125 sq.ft *(Structure MF is S6 / Usage MF is U2 / Occupancy MF is O7)*

Space · {{(area of staircase(s) , Lift & lobby ✕ number of floors) + (total area of security zone (if any), pump room, care taker's room, service quarters (if any), ...(if any) in sanctioned plan or deed)} ✕ { outside wall to outside wall built up area of the flat concerned }} ÷ [total built up area of all flats in the building]

Common Area is the area which is necessary to support the main purpose for which the building is constructed (like stair, lift caretaker's ...ever if, say, in an apartment / building, a ceremonial house is constructed at ground floor, Structure MF Value for Common Area (i.e. 0.5) ...plied to it, even if it is used commonly. ***Stair-head room & lift machine room will be outside covered area & common area.***

...property we have to fill the general form (i.e. pages 1-3 of SAF booklet) and first part ('C1') of Format-C (i.e. page 6 of SAF booklet)

...arately transferred un-constructed roof (if any) along with a flat *will be taken care in point No. C2 and the* ***property ...prised solely by Separately transferred un-constructed roof*** *will be taken care in Format -B]*

...Quarterly Tax, before capping, (if applicable) plus HBT is calculated gradually under C3 to C6. Thereafter we can put the value ...of C6 in the point No.5 of General form at Page 2. the whole process is worked out below

KOLKATA MUNICIPAL CORPORATION

FORM FOR RETURN AND SELF ASSESSMENT OF PROPERTY TAX

[under section 182A. Applicable for first time and any Intermediate Assessment under UAA System and as per KMC (Self Assessment System, Manner and Forms) Rules 2017]

ASSESS... YEAR & OTH... **1/2017**

3. More details of the property *(If the property or portion of it belongs to any of the following user type please put tick against the specific one.)*

*Exclusively used for public charity or for the purpose of medical relief to or education of the poor, free of cha... ☐ *Entire land or building / portion of it / land is used for sporting activity ☐ *Building / no... ☐ ...used for public play ground / public park / street ☐ ...T Industry or IT Enabled Services

Identify this shaded area in your form

Mention specific nature of use, with relevant Use Code *(as mentioned in Annexure for Usage Multiplicative Fac... Use separate row / box for different Usage Type under this Assessee with portion / floor of the construction)* **[Use additional sheet, if required]**

(1) Use	Flat (3rd fl)	Use Code	U 2	(5) Use	Proportionate common space	Use Code	U 2
(2) Use	Garage (G fl)	Use Code	U 2	(6) Use		Use Code	

Before you enter into Point 5 of this part of form you have to complete the calculation under FORMAT 'A' or FORMAT ' B' or FORMAT 'C', concerned to your property

5. Gross quarterly tax payable after tax capping , if applicable (For calculation of Tax please go to format 'A' or 'B' or 'C', as applicable)

a.	Gross Qu... ...lated in format A or B or C)*under UAA System in Rs.	2995
b.	Gross ...isting / last assessment under old /ARV system)* in Rs.	2155
c.	Change... ...ax for already assessed portion	840
d.	The % ch... ...* (for already assessed portion)	38.98
e.	Gross Quarterly Property Tax payable (after capping)* in Rs. *(For applicable case, Refer to Table below)*	2586

TAX CAPPING is a provision of the Act, it is not a temporary measure

calculated value of 'C6' at next page

Identify this shaded area in your form

120% of 5b

FORMAT 'C'

For assessed or un-assessed flats/apartments /apportioned units and/or separately transferred roof with construction

...ase owns or purchase flat(s) /apartment(s) apportioned unit(s) only, he / she requires to fill up C-1 and skip C-2 format in that case.

C1. Details of the property (Including flat(s) / apartment(s) / apportioned unit(s) / covered space over Separately Transferred Roof, if any) for tax calculation

Note: 1. *Refer to Annexure 2A for definition of covered space*

2. *If the constructed unit under your assessee number are situated at different portions or floors of the building or have different occupancy status (tenanted or self occupied or*

Portion Location / Description / Unit	Is it already assessed in the manner (in same nature and area of structure or usage or occupancy) as is being now shown? (enter Y/N)	Base Unit Area Value* (in Rs. sq. ft	Covered Space* (in sq. ft.)	Age Multiplicative Factor (AF)*	Structure Multiplicative Factor (SF)*	Usage Multiplicative Factor (UF)*	Location Multiplicative Factor (LF)*	Occupancy Multiplicative Factor (OF)*	Annual Value* (C1b)(C1c)(C1d)(C1e)(C1f)(C1g)(C1h) (in Rs.)	Aggregate Rent, if any, including Maintenance Service Charge etc. as receivable from tenant* in Rs.
C1a	C1aa	C1b	C1c	C1d	C1e	C1f	C1g	C1h	C1i	C1j
Flat at 3rd floor	Y	42	1220	A1(1)	S3(1)	U2(1)	L3(1)	O7(1)	51,240	
Garage at Ground fl	Y	42	180	A1(1)	S4(0.8)	U2(1)	L3(1)	O7(1)	6,048	
Proportionate common space	Y	42	125	A1(1)	S6(0.5)	U2(1)	L3(1)	O7(1)	2,625	
Add separate page, if required								Total Annual Value	59,913	

Identify this shaded area in your form

FORMAT 'C'

For assessed or un-assessed flats/apartments /apportioned units and/or separately ... roof with construction

Note: (i) If the assessee owns or purchase flat(s) /apartment(s)/apportioned unit(s) only, he / she requires to fill up C-1 ...

(ii) Separately transferred roof includes roof transferred exclusively or roof kept for exclusive use of transferee by ...

(iii) If any roof or portion thereof is purchased or transferred alongwith the flat(s)/apartment(s)/apportioned unit(s) or ... and separately but intended to be assessed with the flat(s)/apartment(s)/apportioned unit(s) for exclusive use in the same premises C1 and C2 portion should be ...

Identify this shaded area in your form

C3. Total Annual Value *(Total of C1i and C2i or C1i only, as the case may be)* *(Rounded off to nearest Rupee ten) in Rs.*	59910
C4. Rate of Property Tax % *(Refer to Annexure 4A)*	20
C5. Rate of Howrah Bridge Tax % *(Refer to Annexure 4B)*	0
C6. Gross Amt. of Property Tax payable per quarter including HB Tax (before capping if applicable) *(C3X (C4+C5)/100÷ 4) (Rounded off to nearest Rupee one) in Rs.*	2995

Anual Valuation and Tax Capping under UAA System are subject to verification and final determination by KMC upon completion of pending assessment, if any.

KOLKATA MUNICIPAL CORPORATION

PROPERTY TAX BILL 2017-2018

FOR THE PROPERTY TAX & HOWRAH BRIDGE TAX UNDER THE KOLKATA MUNICIPAL CORPORATION ACT, 1980 & THE HOWRAH BRIDGE ACT. 1926

WARD SRL: 041/00007 PRIMES SRL: D00007

ASSESSEE NO.: 11-041-01-0007-1 NATHI NO.:

Assessee Number

Ward Number

Street Code

MAIL TO:

17 RAMLOCHAN MULLICK ST
CALCUTTA 7

PRINT SRL: 114691

KNOW YOUR PD BILL

PREMISES NO./HUT NO. STREET NAME & NAME

SRI PANNA LA

1st Qtr 2007 - 01/04/2007
2nd Qtr 2007 - 01/07/2007
3rd Qtr 2007 - 01/10/2007
4th Qtr 2007 - 01/01/2008

Premises Number

KMC Street Name

Date of Effect

PREMISES NO./HUT NO AND STREET NAME:
7 BAL MUKUND MACKAR ROAD

1st Rebate Date

Annual Value

OR OWNER / PERSON LIABLE TO PAY TAX

QTR	1/17-18	2/17-18	3/17-18	4/17-18
Presentation Date	26/04/2017	17/07/2017	25/10/2017	19/01/2018
Rebate allowed upto	17/05/2017	07/08/2017	15/11/2017	09/02/2018

ANNUAL VALUATION (Rs.)	DATE OF EFFECT	Qtrly Gross Amt. (Rs.) Less rebate under section 171(5)	Qtrly. H.B. Tax (Rs.)	Qtrly. Surcharge(Rs.)
40000	01/07/2007	4000	50	1269

QUARTERLY CHARGES (■ Rounded off to the nearest Rupee)

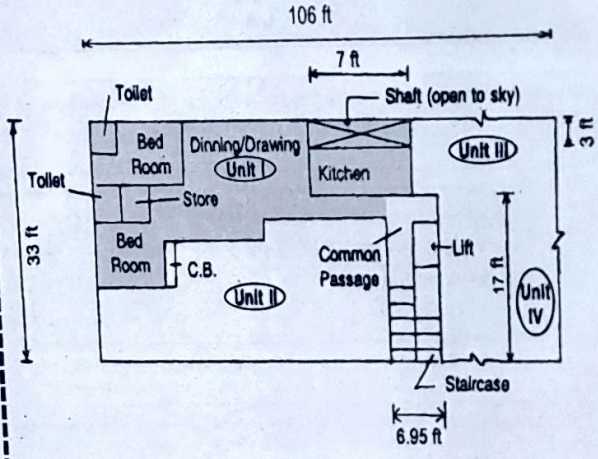
Total Amount Payable ■ (Rs.)	Rebate Amount @5% (Rs.)	Net Amount Payable ■ (Rs.)
5319	265.95	5053

Pay RS. 19414 within 17/05/2017 for extra 5% rebate.

Gross Qtrly. Demand for Point 5

Determination of Covered Space of a Typical Flat at Ground Floor

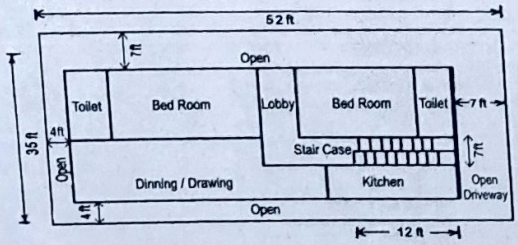
Say, there are four flats of same size on a floor and all of them use the common passage, staircase & lift



Total Constructed Area 106 ft x 33 ft	=	3498 ft²
Less : Common Pasage, Staircase and Lift 17 ft x 6.95 ft	=	118 ft²
Total Built up Area of 4 flats	=	3380 ft²
Area of Unit I (1/4)		845 ft²
Less : Shaft Area 7 ft x 3 ft	=	21 ft²
Effective Built up Area of each flat	=	824 ft²
Proportionate Common Area of each flat (118/4)	=	29.5 ft²

Note : Uncovered balcony is also considered in covered a space.

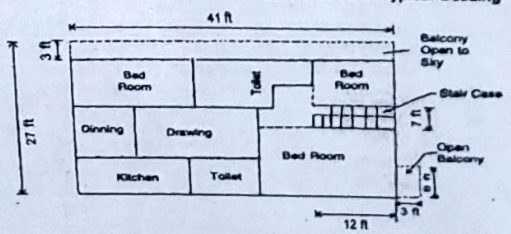
Determination of Covered Space of Ground Floor of a Typical Building



Covered Area for the purpose of House Tax Calculation :

Total Plot Area	=	52 ft X 35 ft	=	1820 ft²
Deduct : i) Open Space	=	(4+7)ft X 52 ft	=	572 ft²
ii) Open Space	=	(4+7)ft X 24 ft	=	264 ft²
Net Ground Floor (including stair) Area			=	984 ft²
Stair Area			=	84 ft²

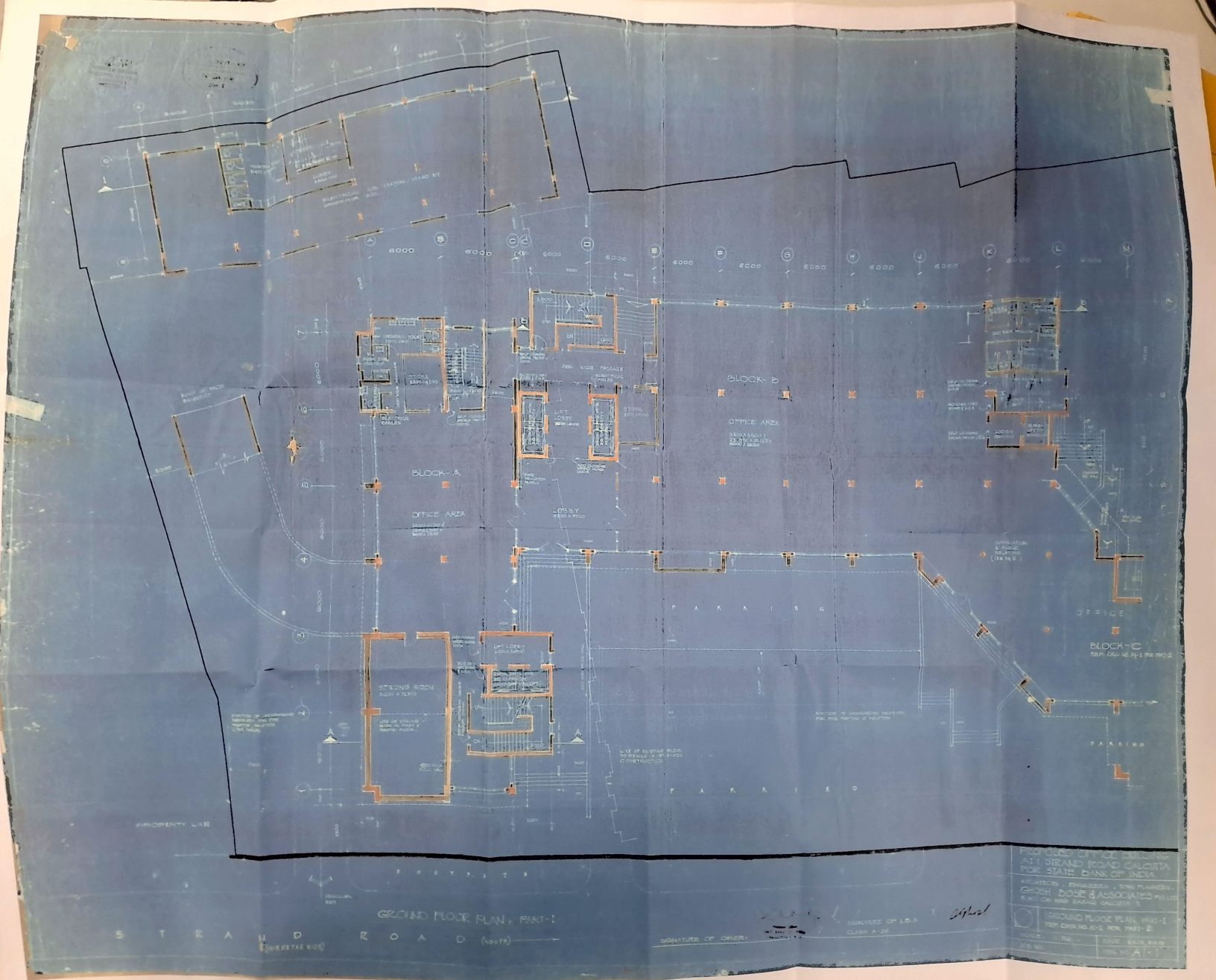
Determination of Covered Space of First Floor of a Typical Building



Covered Area for the purpose of House Tax Calculation :

Total Constructed (including stair) Area	=	27 ft X 41 ft	=	1107 ft²
		+ 3 ft X 8 ft	=	24 ft²
Net Area			=	1131 ft²
Stair Area			=	84 ft²

Note : Uncovered balcony is also considered in covered space.


BLOCK-A
OFFICE AREA
BLOCK-B
OFFICE AREA
LOBBY
LIFT LOBBY
STORE
PASSAGE
STRONG ROOM
PARKING
PARKING
PARKING
OFFICE
BLOCK-C
PROPERTY LINE
FOOTPATH
STRAND ROAD (SOUTH)
GROUND FLOOR PLAN, PART-I
SIGNATURE OF OWNER:
SIGNATURE OF L.B.A.
AT 1, STRAND ROAD CALCUTTA
FOR STATE BANK OF INDIA
GROUND FLOOR PLAN, PART-I
A-1

COUNTER SIGNED
EXECUTIVE ENGINEER
(BUILDING)
NAGOCOIL-1

Date 12.11.79 No. 939
This will enable you to obtain
Note Any deviation from this
Executive Engineer
Sd/- [illegible]
Dist - II

A

B

5600

5600

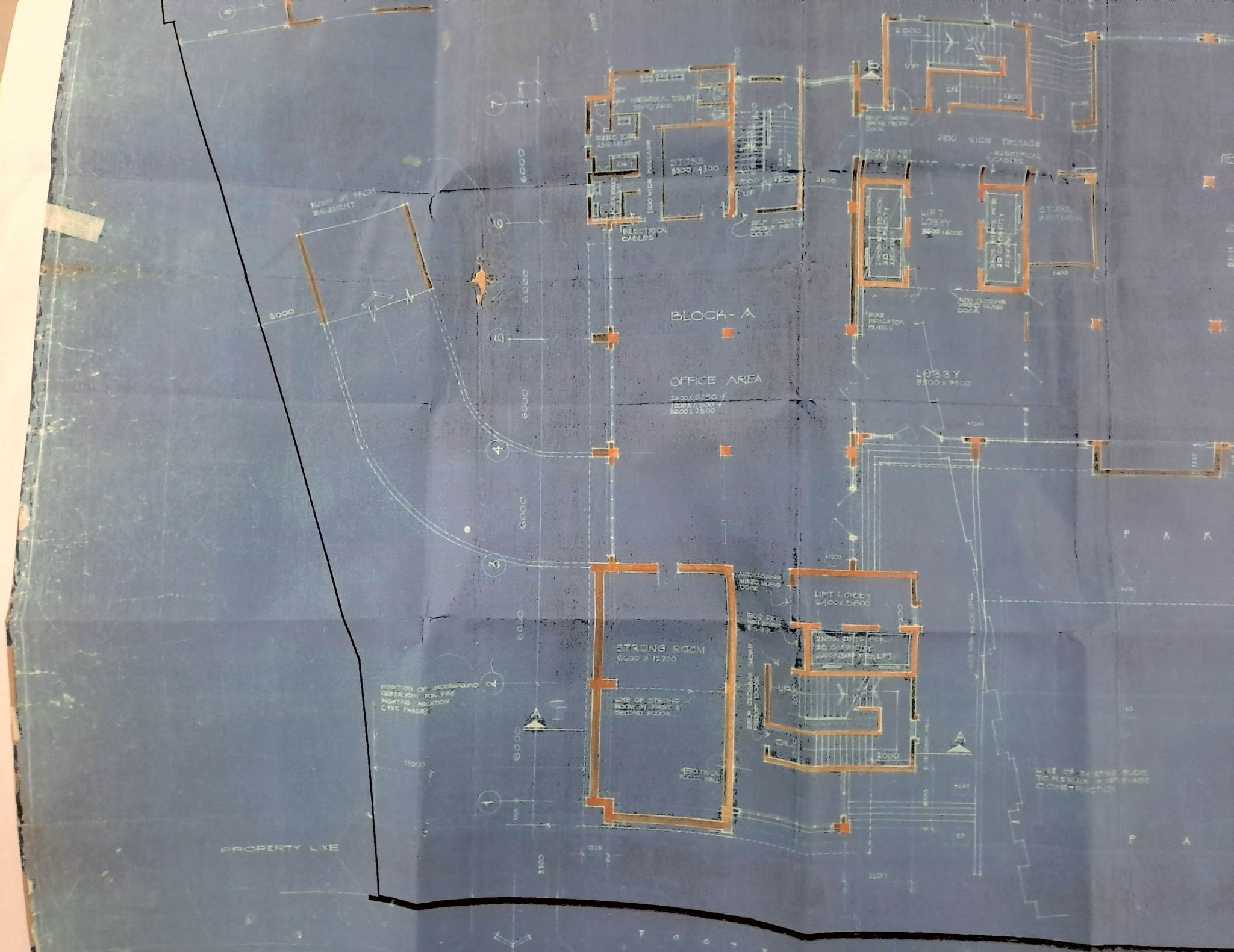
PROPOSED OFFICE BUILDING
AT 1, STRAND ROAD CALCUTTA
FOR STATE BANK OF INDIA

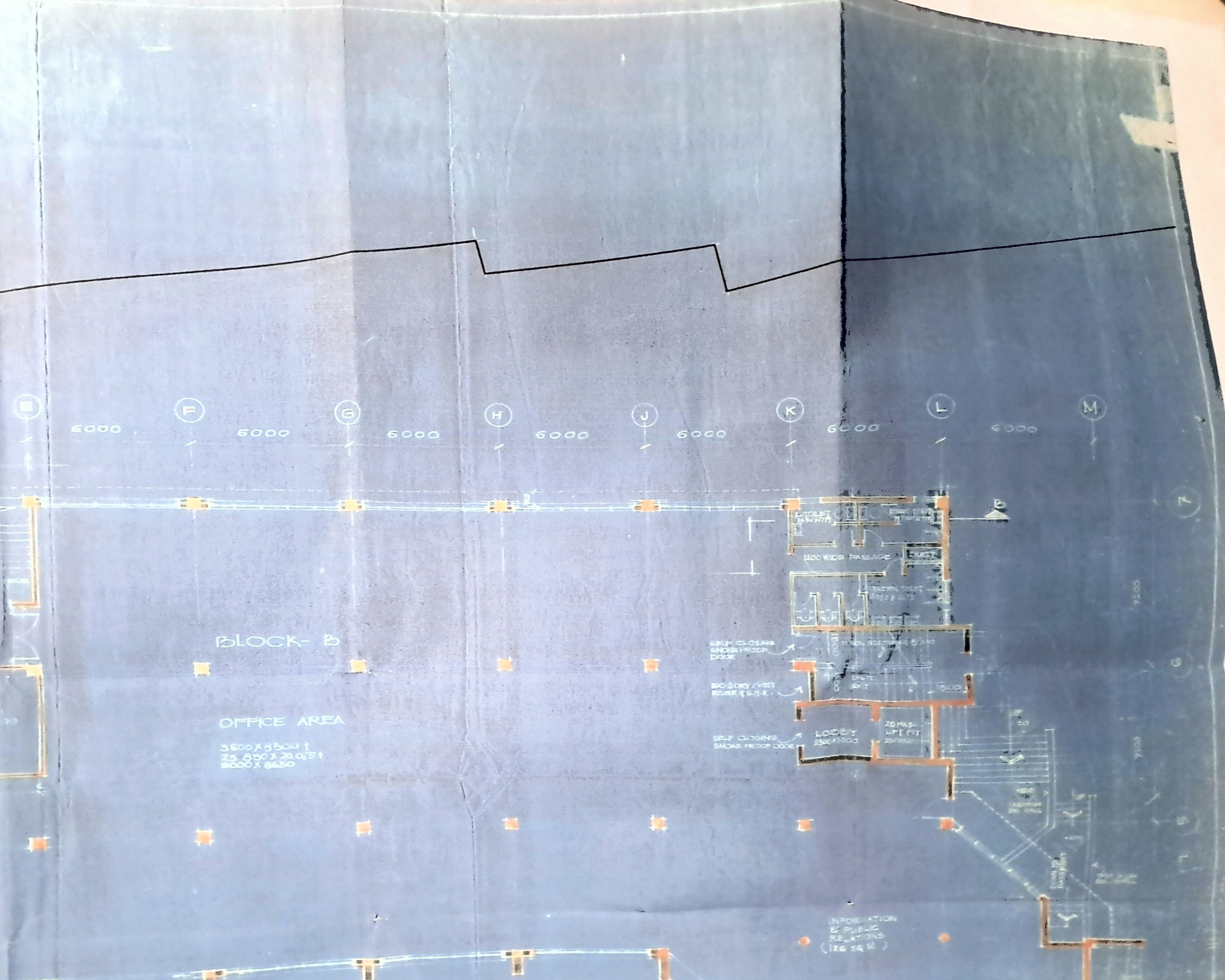
ARCHITECTS . ENGINEERS . TOWN PLANNERS .
GHOSH BOSE & ASSOCIATES PVT. LTD
8, HO-CHI MINH SARANI CALCUTTA - 71

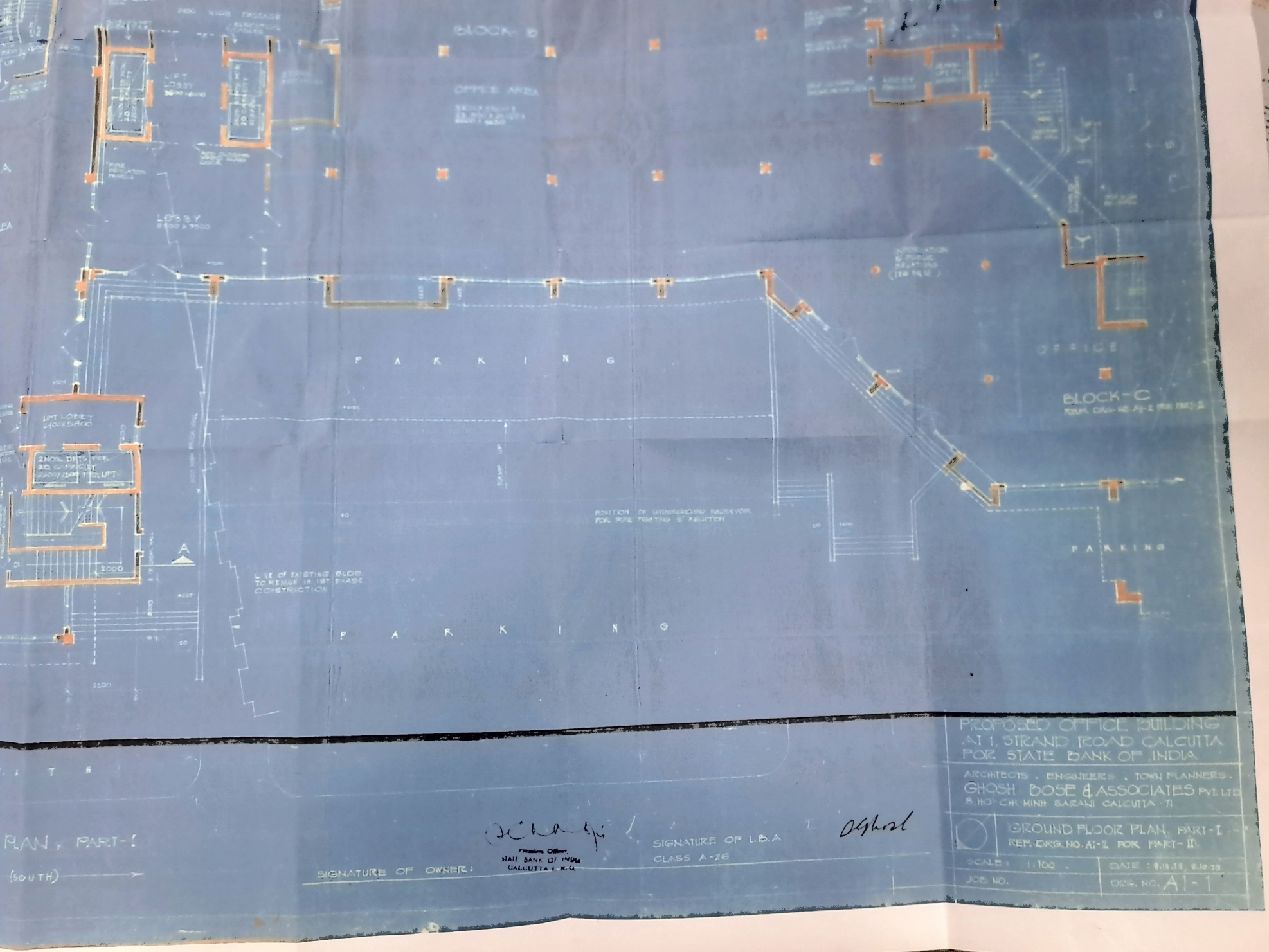
GROUND FLOOR PLAN, PART - I
REF. DRG. NO. A1-2 FOR PART - II

SCALE : 1 : 100	DATE : 8.10.78, 8.10.79
JOB NO.	DRG. NO. A1 - 1


GENERAL TOILET
LOBBY
ELECTRICAL GENERATOR
SUB STATION / STAND BY
ETC.
GENERAL TOILET
EXEC. TOILET
STORE
ELECTRICAL CABLES
2400 WIDE PASSAGE
LIFT LOBBY
STORE
RAMP UP FROM BASEMENT
BLOCK - A


BLOCK - A
OFFICE AREA
2600 X 6250
1200 X 1500
5600 X 2500
LOBBY
8800 X 7500
LIFT LOBBY
2400 X 5800
STRONG ROOM
6600 X 12700
2400 WIDE PASSAGE
(ELECTRICAL CABLES)
ELECTRICAL CABLES
STORE
5300 X 3300
FIRE INDICATOR PANEL
AUTO CLOSING WIRED GLASS DOOR
FIRE CLOSING SMOKE PROOF DOOR
POSITION OF UNDERGROUND RESERVOIR FOR FIRE FIGHTING / IRRIGATION (1ST. PHASE)
LINE OF STRONG ROOM FIRST & SECOND FLOOR
LINE OF EXISTING BLOCK TO REMAIN IN 1ST PHASE CONSTRUCTION
PROPERTY LINE
P A R K
P A


E
F
G
H
J
K
L
M
6000
6000
6000
6000
6000
6000
6000
BLOCK- B
OFFICE AREA
3600 X 5500
23.650 X 20.075
18000 X 9650
1100 WIDE PASSAGE
SELF CLOSING SMOKE PROOF DOOR
ISO DRY / WET REMOVE S.H.K.
SELF CLOSING SMOKE PROOF DOOR
LOBBY
20 PAS. LIFT PIT
INFORMATION & PUBLIC RELATIONS (126 SQ.M.)


BLOCK-B
OFFICE AREA
LIFT LOBBY
LOBBY
P A R K I N G
LIFT LOBBY
2000
A
POSITION OF UNDERGROUND RESERVOIR FOR FIRE FIGHTING & ADDITION
LINE OF EXISTING BLDG. TO REMAIN IN 1ST PHASE CONSTRUCTION
P A R K I N G
OFFICE
BLOCK-C
PARKING
PROPOSED OFFICE BUILDING
AT 1, STRAND ROAD CALCUTTA
FOR STATE BANK OF INDIA
ARCHITECTS . ENGINEERS . TOWN PLANNERS .
GHOSH BOSE & ASSOCIATES Pvt. LTD
8, HO CHI MINH SARANI CALCUTTA 71
GROUND FLOOR PLAN, PART-I
REF. DRG. NO. A1-2 FOR PART-II
SCALE : 1:100
DATE :
JOB NO.
DRG. NO. A1-1
PLAN, PART-I
(SOUTH)
SIGNATURE OF OWNER:
Premises Officer,
STATE BANK OF INDIA
CALCUTTA L.H.O.
SIGNATURE OF L.B.A
CLASS A-26

GHOSH,
BOSE &
ASSOCIATES

ARCHITECTURE
GREEN BUILDINGS
ENGINEERING
TOWN PLANNING

6, HARRINGTON MANSION
8, HO CHI MINH SARANI
KOLKATA - 700 071

PHONE : 2282-7152, 2282-1866
2282-7036, 2282-6026
E-mail : ghoshbos@cal.vsnl.net.in
FAX : 91-33-2282-6538

July 19, 2016

Ref : GB/B-7(I)/ 568 /2016

The Assistant General Manager (P & E)
State Bank of India
Premises & Estate Department
Local Head Office
Block `B', 9th Floor
Samriddhi Bhavan
1 Strand Road
Kolkata 700 001.

Dear Sir,

Re : Measurement of Plot Area of Samriddhi Bhavan from Sanctioned KMC Drawing.

With reference to your Letter No. Prem/418 dated 15.07.2016, it would appear from the KMC Sanction Drawing No. 039 dated 12.11.1979 that the area of the Premises is approximately 8,271.37 Sqm.

Thanking you and assuring you of our best attention and services at all times,

Yours faithfully,
for Ghosh, Bose & Associates

Shakuntala Ghosh
Principal Architect and Partner.

भा. स्टे. बैं., कोलकाता स्था. प्र. का.
S.B.I., KOLKATA LHO
परिसर एवं संपदा विभाग / Premises & Estate Dept.
विषय वस्तु सत्यापित नहीं / Contents Not Verified
20 JUL 2016
प्राप्त / RECEIVED
समृद्धि भवन
Samriddhi

Samriddhi Bhavan

Samriddhi

Combined e-Receipt for Property Tax (PD, FS, LOI)

Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 23/05/2023

RECEIPT INFORMATION

Receipt No	E2183754	Receipt Date and Time	13/04/2023 15:39:01
Transaction Id	3020230000078224		

MAILING ADDRESS AND ASSESSEE INFORMATION

1 STRAND ROAD
CALCUTTA 1

ASSESSEE NO : 110454900017
PREMISES NO :1
STREET NAME: STRAND ROAD

WARD NO : 045

OWNER INFORMATION

OWNER: STATE BANK OF INDIA

PD BILL DETAILS:

BILL TYPE	QUATER	GROSS AMOUNT	REBATE AMOUNT	INTEREST AMOUNT	PENALTY AMOUNT	AMOUNT(Rs) PAID
P	1/2023-2024	4386432	219321.6	0	0	4167110

PD AMOUNT PAID:4167110

PD AMOUNT PAID IN WORDS:Rupees Forty One Lac Sixty Seven Thousand One Hundred Ten only

FS BILL DETAILS:

BILL TYPE	SHARE TYPE	QUARTER FROM	QUARTER TO	REBATE(Rs.)	AMOUNT PAID(Rs.)
NA	NA	NA	NA	0.0	0.0

FS AMOUNT PAID:0.0

FS AMOUNT PAID IN WORDS:ZERO

LOI BILL DETAILS:

BILL TYPE	SHARE TYPE	FROM QUARTER(S)	TO QUARTER(S)	NET AMOUNT(Rs)	PENALTY(Rs)	INTEREST (Rs)	AMOUNT PAID(Rs)
NA	NA	NA	NA	0.0	0.0	0.0	0.0

LOI AMOUNT PAID:0.0

LOI AMOUNT PAID IN WORDS:ZERO

TOTAL AMOUNT:4167110.0

TOTAL AMOUNT IN WORDS:Rupees Forty One Lac Sixty Seven Thousand One Hundred Ten only

This document being an e-Property Tax Bill does not require any signature

Samriddhi Bhawan

CC-AQ-0438937 THE KOLKATA MUNICIPAL CORPORATION

DEPARTMENT : ASSESSMENT COLLECTION

UNIT/ZONE/BOROUGH : 1

WARD : 045

PARTICULARS : PROPERTY TAX (PD) PAYMENT

RECEIPT : 022668 DATE : 21/01/2022 TIME : 11:14:38

AQ-0438937

OPERATOR 16027 SHYAMAL MITRA

COUNTER 1

COLLECTION CENTRE 1 (H.Q (DIST - III))

Assessee No : 110454900017
Premises and Street : 1, STRAND ROAD
Mailing Address : 1 STRAND ROAD
CALCUTTA 1

Owner :
STATE BANK OF INDIA

Qtr	Rebate(Rs.)	Penalty(Rs.)	Interest(Rs.)	Payable(Rs.)
4/2021-2022	190714.40	0.00	0.00	3623574.00

** TOTAL AMOUNT PAID :Rs.3623574.00
** AMOUNT IN WORDS : Rupees Thirty Six Lac Twenty Three Thousand Five Hundred Seventy Four

Mode	Chq/DD No	Chq/DD Date	Bank Name	Branch Name	Amount(Rs.)
DD	657269	20/01/2022	STATE BANK OF INDIA		3623574.00

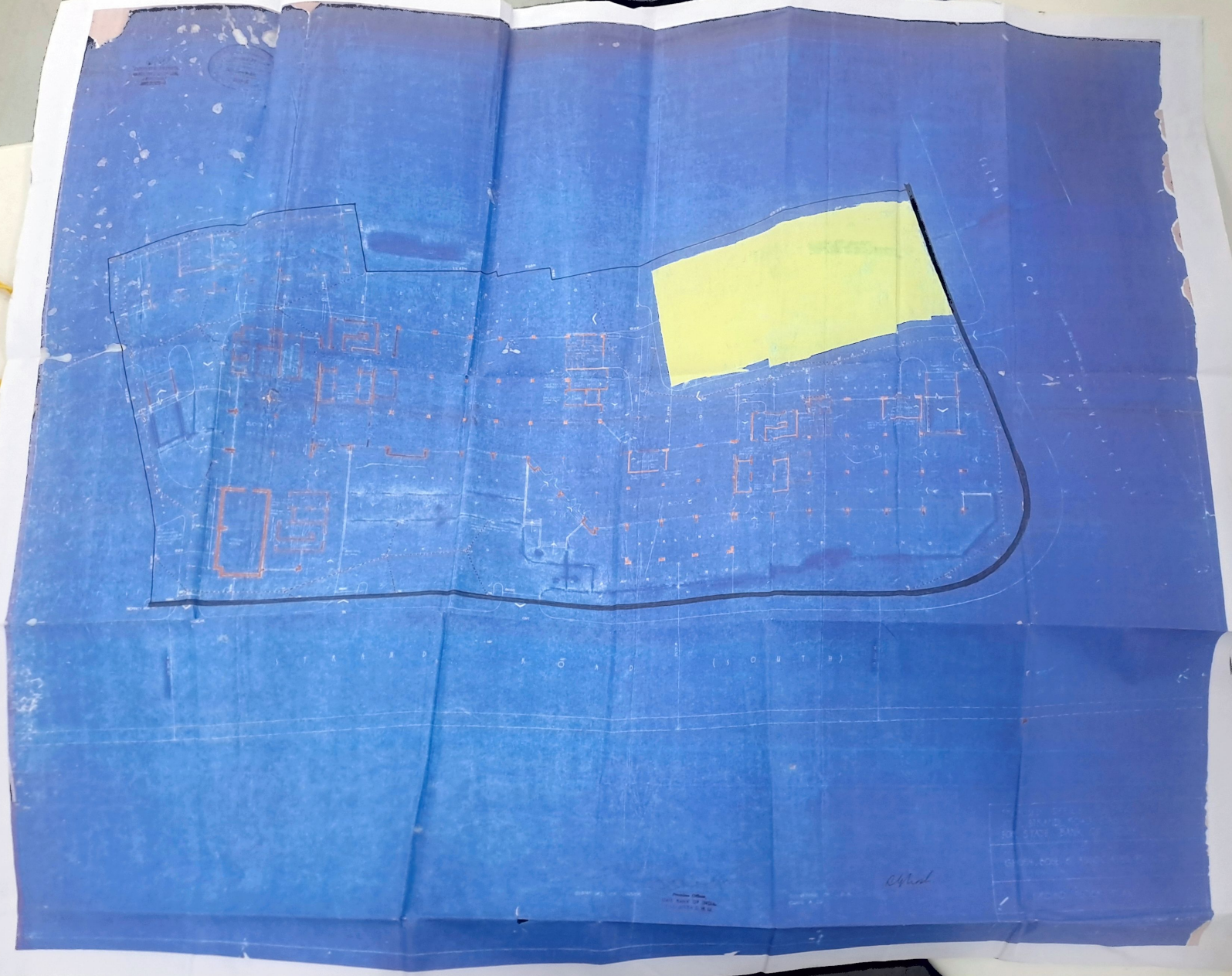
N.B. Cheque/Draft is subject to realization

TREASURER

E. and O.E.

SIGNATURE OF OPERATOR

*Please do not fold & put any mark on BARCODE


(SOUTH)

BE CONSTRUCTED
HE PARTYS COST.

32

THE CALCUTTA MUNICIPAL CORPORATION

Paid Rs. 7,200/- C.B. No. 003568 D. 30.9.92

H.D.S. NO:- 5 dt. 16.2.93

As per D.S. / P.S. No. 39 Dt. 12.11.79

7 Urinal 8 S.T on Ground Floor
7 Urinal 12 S.T. on 1st Floor
4 Urinal 4 S.T. on 2nd Floor
4 Urinal 4 S.T. on 3rd Floor
4 Urinal 4 S.T. on 4th Floor
4 Urinal 4 S.T. on 5th Floor
4 Urinal 4 S.T. on 6th Floor
4 Urinal 4 S.T. on 7th Floor
Urinal / S.T. on 8th Floor.
Urinal S.T. on 9th Floor

Details of Sanction 44 S.T.
38 URINALS, 20 - P.W.I.C.,
29 - 4" V.G., 2 - 4" G.I. V.P.,
2" A.S.P., 1 - M.T.W.C.,
1 - 4" A.I.M.V., 1 - L.H. ON ROAD.

Dist Engineer, Dist. No. II
Date

E. E. 5.

Samanta
S.A.E. 45
16.2.93

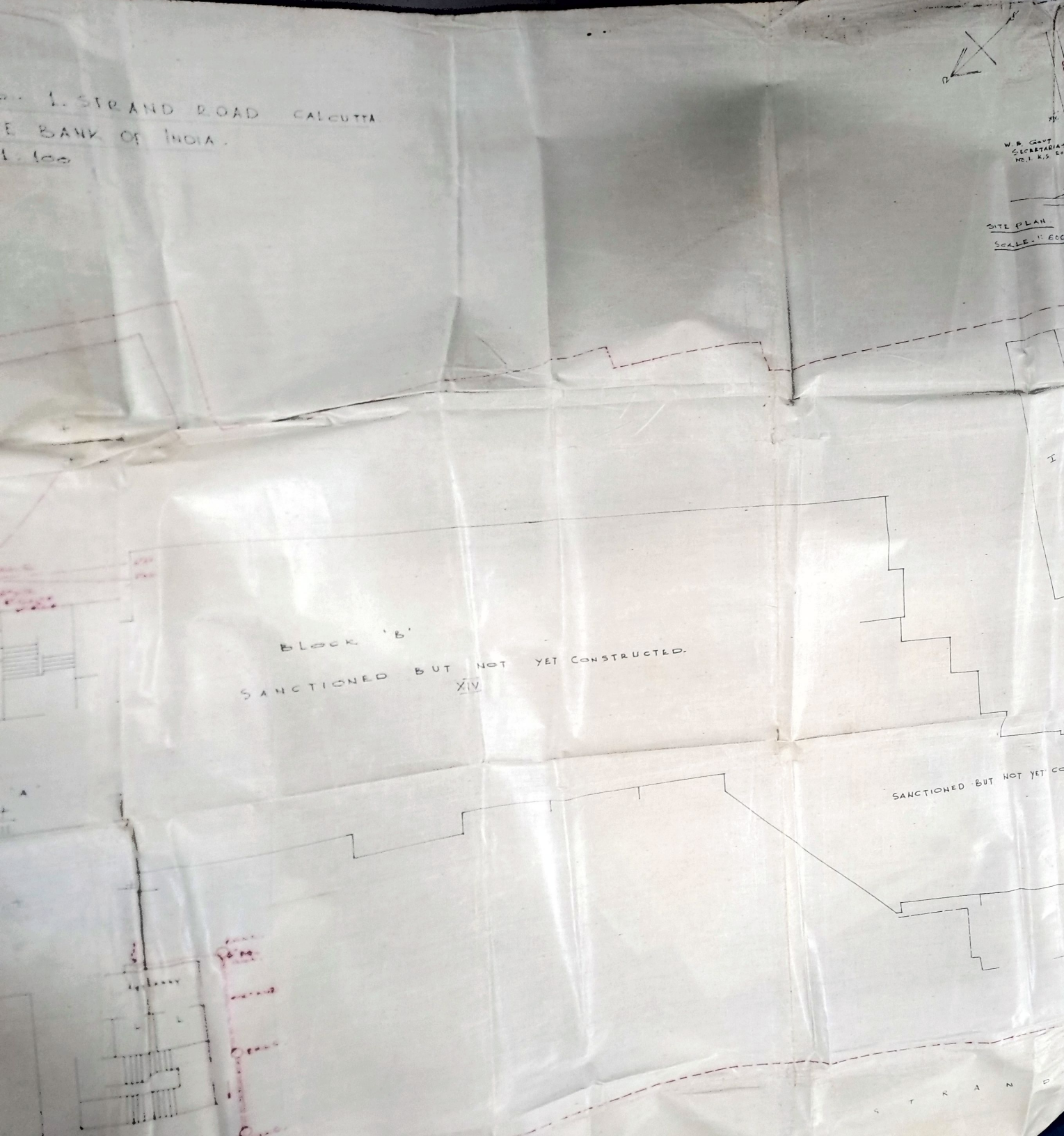
16/2/93
AE(C)

Validity of Sanction plan has been extended
u/s 399 of G.M.C. Act- 1980 with effect from
12.11.~~89~~ 89 for a period of 7 years (seven years)
vide order of the MPL Commissioner dt- 18.4.91

Sd/- D. Pos.
29.8.91.
Zone I

Sd/- by City Architect-
29.9.91.


BLOCK 'B'
SANCTIONED BUT N
XIV
BLOCK 'A'
VIII
RAMP FROM BASEMENT
DUCT
W.C.
B. B. B.
LIFT LARGY
L.
L
OWNER
PLUMBER
Ex. MH.


1. STRAND ROAD CALCUTTA
E BANK OF INDIA.
1 : 100
W.B. GOVT
SECRETARIAT
NO. 1 R.S. CO
SITE PLAN
SCALE : 1" 600
BLOCK 'B'
SANCTIONED BUT NOT YET CONSTRUCTED.
XIV
SANCTIONED BUT NOT YET CO
STRAND

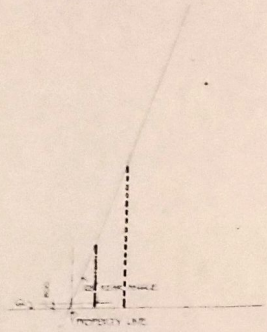
ESPLANADE ROW (WEST)
25.908 M. WIDE.
HIGH COURT
CALCUTTA
K.S. ROY ROAD
EX. BUILDING
I
II
III
IV
V
VI
VII
VIII
IX
X
XI
XII
XIII
XIV
XV

D BUT NOT YET CONSTRUCTED.

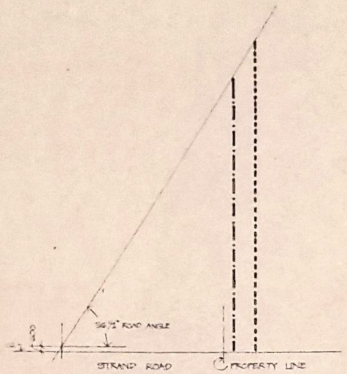
BLOCK 'D'

DRAWN BY S = DEY & Co = PVT. LTD.
4. DR SUNDAR MOHAN AVENUE
CALCUTTA - 14.

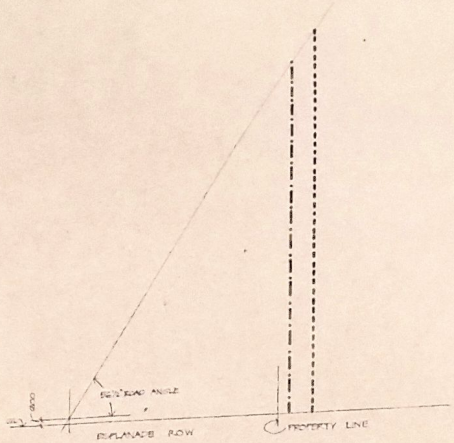
DRAWN BY. S. C. DEY & CO - PVT - LTD.
4- DR. SUNDARI MOHAN AVENUE.
CALCUTTA - 14.



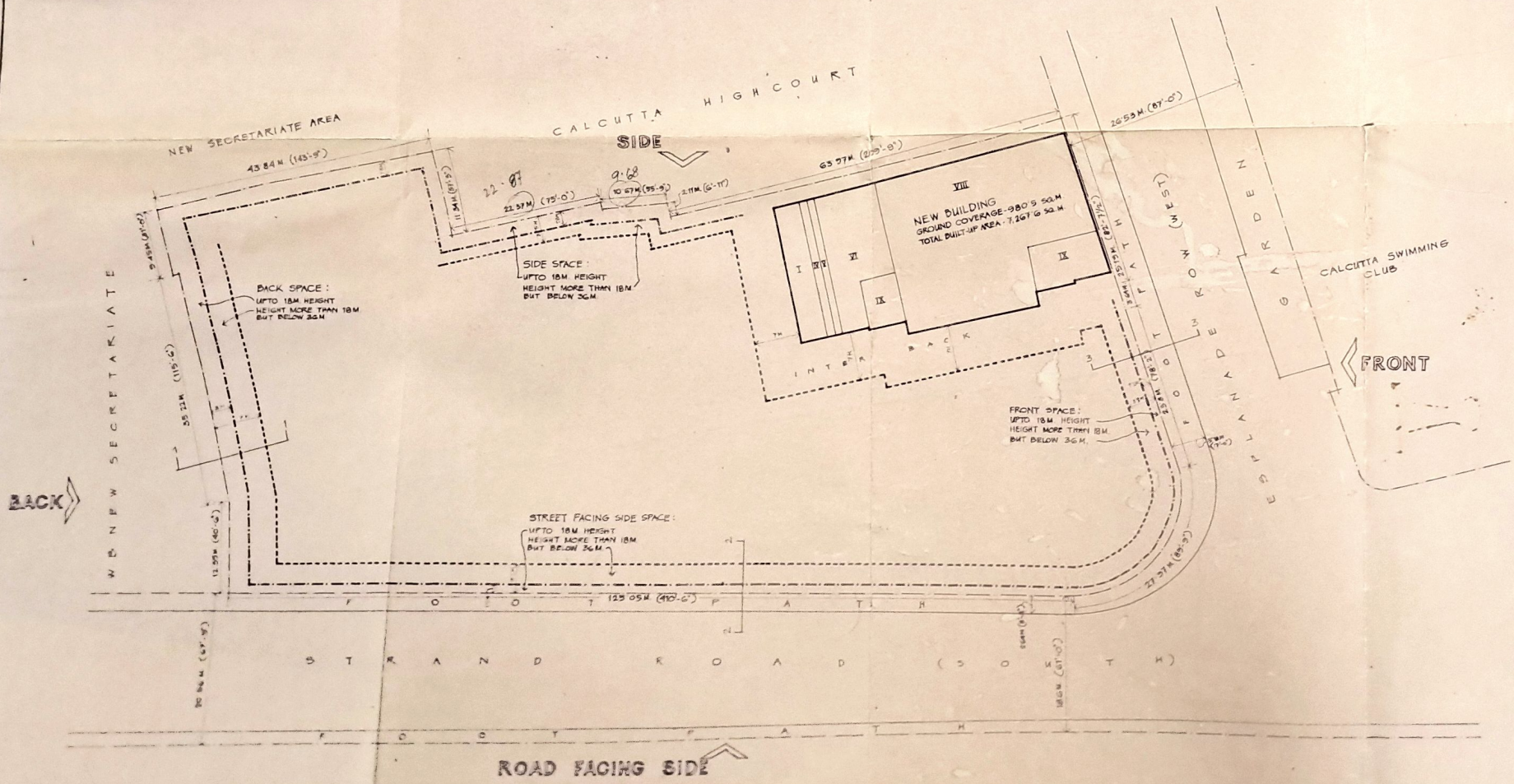
SECTION - 11



SECTION - 22



SECTION - 33



Sanction Plan for installation of lift and gangway connection between two blocks of Samriddhi Bhawan

Old BD No IV/1980 Page - 22

NEW BD
B/09
P/NO. 102

31/925/Bld. Wdx/05-06

THE KOLKATA MUNICIPAL CORPORATION

BUILDING DEPARTMENT, BOROUGH IV & V,
22, SURYA SEN STREET,
KOLKATA – 700 012

To,
The Asst. General Manager (P & E),
State Bank of India,
1, Strand Road,
Kolkata – 700 001

REG : 1, STRAND ROAD

Sir,

With reference to your application, the proposal for construction of gangway between two blocks of building has been approved for sanction.

You are, hereby, requested to deposit the sanction fees including other charges amounting to Rs. 20, 732/- (Rupees twenty thousand seven hundred thirty two only) as early as possible.

Thanking you,

Yours faithfully,

9. 1. 06.

Exe.Engr(Bldg.) – V

Executive Engineer
BROUGH NO. IV & V
Building Department

Bl/710/Sec4g/Bo. IV & V 105-04

THE KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENT, BOROUGH IV & V.
22, SURYA SEN STREET
KOLKATA - 700 012

Dt. 9.12.05

To
The Assistant General Manager
(Premises & Estate),
State Bank of India
1, Strand Road
Kolkata - 700 001

Reg : 1, Strand Road
- Deposition of sanctioned fees for installation of lift

Sir,

With reference to your proposal for installation of lift within the existing building at the above premises, the same has been inspected by the department. The proposal has been approved by Director General (Building) for installation of lift.

You are hereby requested to deposit the sanction fee amounting to Rs. 40,477/-. The break-up is as follows.

1. Sanction fees for lift	Rs.	35,985.00
2. Air Charge	Rs.	222.00
3. Blocking fees	Rs.	148.00
4. Waste water charge	Rs.	52.00
5. Surcharge & Cess Fees	Rs.	4,070.00
TOTAL	Rs.	40,477.00

(Rupees forty thousand four hundred seventy seven only)

Thanking you.

Yours faithfully,

8/12/05.

Exe. Engr. (Bldg.) - V

Executive Engineer
BROUGH IV
Building

0808646 THE KOLKATA MUNICIPAL CORPORATION

AK-0808646

DEPARTMENT: BUILDING | RECEIPT: 004752 | DATE: 13/07/2016 | TIME: 14:29:25

UNIT/ZONE/BOROUGH: 05 | OPERATOR: 76140 ABHISHEK CHATTERJEE | COUNTER: 31

WARD: 045

PARTICULARS: Certified Copy of B S Plan | COLLECTION CENTRE: 1 (H.Q (DIST - III))

182

2016

Assessee No. :110454900017 Demand No. :102016050006
Applicant Name :STATE BANK OF INDIA

Premises No. and Street :1,STRAND ROAD

Head/Description	Amount(Rs.)
Certified Copy Of Sanction Plan	7500.00
Miscellaneous charges	100.00

** TOTAL AMOUNT PAID :Rs. 7600
** AMOUNT IN WORDS : Rupees Seven Thousand Six Hundred only

Mode	Chq/DD No	Chq/DD Date	Bank Name	Branch Name	Amount(Rs.)
CHQ	062663	13/07/2016	STATE BANK OF INDIA		7600.00

Renewal validity upto date : null

TREASURER

E. and O.E. SIGNATURE OF C

Please do not fold & put any mark on BARCODE

ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

স্থানীয় প্রধান কার্যালয়, পরিসর ও সম্পত্তি বিভাগ,
''সমৃদ্ধি ভবন'' ব্লক-বি, ১, স্ট্রান্ড রোড, ডাক বাক্স ঃ ১০০০
কোলকাতা-৭০০ ০০১, তার ঃ সার্কেলটপ্
स्थानीय प्रधान कार्यालय, परिसर एवं संपदा विभाग,
"समृद्धि भवन", ब्लक–बि, डाक पेटी 1000,1,स्ट्रौण्ड रोड,
कोलकाता -700 001, तार : सार्किलटाप,
LOCAL HEAD OFFICE , "SAMRIDDHI BHAVAN"
Premises & Estate Deptt., 'BLOCK-B', 1, Strand Road,
Kolkata-700 001, Post Box 1000 Telegram : CIRCLETOP

Telephone No. : 033-2243-6728, Fax : 033-2242-0135 , 033-2243-5128

The Assistant General Manager/Chief Manager/Branch Manager
State Bank of India
Kolkata Main Branch

(PREM)/ 555 16th Aug. 2016

Dear Sir,

DELIVERY OF ORIGINAL /CERTIFIED/PHOTOCOPY OF TITLE DEED

With reference to the above we have to advise that the verification of the original /certified/ photocopy of title deed of your branch by the Auditor has been over. You are, therefore, requested to take delivery the original /certified/photocopy of title deed of your branch through an authorised personnel from this office immediately.

02. Please treat the matter as **Extremely Urgent.**

Yours faithfully,

Assistant General Manager (P&E)

Received original Title E
Deed No 1663
Dtd 11/09/1868
Deed No - 2841 dtd 17/10/1879
Deed No - 1845 dtd 1/6/1896
Kothamekhar
Manager GAD Kolkata Branch
SS No - C-1071 01/09/2016

ভারতীয় স্টেট ব্যাঙ্ক
भारतीय स्टेट बैंक
STATE BANK OF INDIA

স্থানীয় প্রধান কার্যালয়, পরিসর ও সম্পত্তি বিভাগ,
"সমৃদ্ধি ভবন" ব্লক-বি, ১, স্ট্রান্ড রোড, ডাক বাক্স : ১০০০
কোলকাতা-৭০০ ০০১, তার : সার্কেলটপ্
स्थानीय प्रधान कार्यालय, परिसर एवं संपदा विभाग,
"समृद्धि भवन", ब्लक–बि, डाक पेटी 1000,1,स्ट्रौण्ड रोड,
कोलकाता -700 001, तार : सार्किलटाप,
LOCAL HEAD OFFICE , "SAMRIDDHI BHAVAN"
Premises & Estate Deptt., 'BLOCK-B', 1, Strand Road,
Kolkata-700 001, Post Box 1000 Telegram : CIRCLETOP

Telephone No. : 033-2243-6728, Fax : 033-2242-0135 , 033-2243-5128

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Kolkata Main Branch

(PREM)/ 555 16th Aug. 2016

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Dtd 11/09/1868
Deed no - 2841 dtd 17/10/1879
Deed no - 1845 dtd 1/6/1896

Kothamakhar
Manager GAD Kolkata Branch
01/09/2016
No - L-1071

Calcutta Law Reports (Year of 1868) - (2)

500 R 500 R 100 R 100 R

Stamp affixed by me
A. Bot Esq.
Collr of Stamp Revd

Sold by Waterlow & Sons, Dublin & London

This Indenture

Made the Eleventh day of [illegible] One thousand eight hundred and sixty eight Between Charles John Wilkinson of Calcutta Esquire Barrister at Law and Official Trustee of Bengal of the first part Thomas Bruce Swinhoe of the Island of Malta Esquire of the second part Charles Arthur Swinhoe of England a Lieutenant in Her Majesty's 10th Regiment of the third part and The Bank of Bengal of the fourth part Whereas Thomas Bruce Swinhoe late of Calcutta Solicitor deceased was in his lifetime and at the time of his decease hereinafter mentioned seized and possessed or well and absolutely entitled as the absolute Owner or Proprietor thereof of or to the messuage tenement or dwelling house land and hereditaments hereinafter described and intended to be hereby assured being so seized and possessed or entitled as aforesaid he duly made and executed his Will dated the twentieth day of September One thousand eight hundred and forty nine and thereby gave devised and bequeathed unto Henry Swinhoe and Thomas Holdsworthy their heirs Executors Administrators and Assigns amongst and together with other property the hereditaments and premises hereinafter described and intended to be hereby conveyed by the description of All that his three Storied House stables and premises which then lately belonged to Henry Holroyd Esquire having a gate to the Esplanade Row and another to the Strand with the appurtenances thereunto belonging then occupied partly by Mr Natelie Barrister at Law to be held by his said Trustees Mr Trust for his two sons the said Thomas Bruce Swinhoe party hereto of the first and Charles Arthur Swinhoe party hereto in equal shares and proportions the same to be conveyed and assured to his said two sons the said Thomas Bruce Swinhoe party hereto and the said Charles Arthur Swinhoe and their respective heirs and Assigns forever as tenants in common upon the youngest of them attaining the age of Twenty one years and the said Testator stated that it was his Will and desire that such shares should become vested in them respectively at the age of Twenty one years And the said Testator by his said Will provided that if either of his said two sons should die before the share or portion of him in the said hereditaments and premises should have become a vested Interest in him then the share of such son so dying should go and accrue to the Survivor of his said two sons but should they both die before the said shares or portions should have become vested interests in them respectively then he directed that his said Trustees should convey and assure the said hereditaments and premises to his other sons who might then be living of more than one share and share alike and of but one to hereditament and to their or his heirs and assigns forever And that in the meantime and until the share or shares of either of them the said Thomas Bruce Swinhoe party hereto and Charles Arthur Swinhoe should be conveyed as aforesaid his the said Testators Trustees for the time being might pay and apply the rents and profits of the portion and share or presumptive portion or share of each of his said two sons in for and towards the maintenance and education or advancement in the world of the said Thomas Bruce Swinhoe party hereto and Charles Arthur Swinhoe in such manner as the said Trustees should think fit And the said Testator appointed the said Henry Swinhoe and Thomas Holdsworthy Executors of his said Will And Whereas the said Testator Thomas Bruce Swinhoe deceased died in or about the month of March One thousand eight hundred and fifty without having in any manner altered or revoked his said Will and [illegible] of March One thousand eight hundred and fifty the said Will was proved in the late Supreme Court of Judicature at Fort William in Bengal by the said Henry Swinhoe power being reserved for the said Thomas Holdsworthy to prove the same which he never did and the said Thomas Holdsworthy died several years ago. And Whereas by an Order of the said late Supreme Court of Judicature at Fort William in Bengal on its Equity Side dated the eleventh day of January One thousand eight hundred and fifty eight and made in the Matter of Act 17 of 1843 and in the Matter of the estate of the said Thomas Bruce Swinhoe deceased It was ordered that Charles Swinhoe Hogg Esquire the Official Trustee appointed under the

Correctly stamped under article 23 schedule of the stamp act as amended under section 20, 21, 22 of act 26 of 1867 as the Registration act.

Copy for [illegible]

the provisions of the said Act 17 of 1843 should be and he was thereby appointed the Trustee of the said
Will of the said Thomas Bruce Swinhoe deceased in the room of the said Henry Swinhoe And it was
further Ordered that the said Henry Swinhoe should assign transfer and deliver over to the said Charles
Swinton Hogg as such Official Trustee as aforesaid the Government Securities then in his hands to the credit
of the said Trust And it was further Ordered that the said Henry Swinhoe should be thereupon discharged
from such trust. And whereas the said Charles Swinton Hogg was Official Trustee of Bengal
in immediate priority to the said Charles John Wilkinson who has been duly appointed and
now is the Official Trustee of Bengal under the provisions of Act No. XVII of 1864 of the Governor
General of India in Council And whereas the said Thomas Bruce Swinhoe party hereto
attained the age of Twenty one years on or about the fifteenth day of November One thousand eight
hundred and sixty And the said Charles Arthur Swinhoe attained that age on or about the eleventh
day of February One thousand eight hundred and sixty six But no conveyance or assurance thereof
been yet made or executed to them or either of them pursuant to the terms and provisions of the said
recited will. And whereas the said Thomas Bruce Swinhoe party hereto and Charles Arthur
Swinhoe have contracted and agreed with the said Bank of Bengal hereinafter called the said Vendors
the absolute sale to them of the said messuage building land and hereditaments hereinafter referred to
and intended to be hereby assured at or for the price or sum of Rupees One hundred and thirty thousand
And whereas the said Charles John Wilkinson was agreed at the request and by the
direction of the said Thomas Bruce Swinhoe party hereto and Charles Arthur Swinhoe to join in
and execute these presents for more effectually assuring and releasing the hereditaments and premises so sold
as aforesaid unto the said Bank their successors and assigns in manner hereinafter appearing Now this
Indenture Witnesseth that in pursuance of the said Agreement and in consideration of the sum
of Rupees One hundred and thirty thousand rupees or before the execution of these presents paid by the said
Bank to the said Thomas Bruce Swinhoe party hereto and Charles Arthur Swinhoe with the consent of the
said Charles John Wilkinson as such Official Trustee of Bengal and Trustee of the said recited will (the
receipt of which sum of Rupees One hundred and thirty thousand the said Thomas Bruce Swinhoe
party hereto and Charles Arthur Swinhoe Do and each of them Both hereby respectively acknowledge
and therefrom release the said Bank their successors and assigns) and the payment in manner
aforesaid of which said sum by the said Charles John Wilkinson hereby acknowledges He the said Charles
John Wilkinson as such Trustee as aforesaid at the request and by the direction of the said Thomas Bruce
Swinhoe party hereto and Charles Arthur Swinhoe Both hereby grant and convey and they the said
Thomas Bruce Swinhoe party hereto and Charles Arthur Swinhoe Do and each of them Both
hereby grant convey assure and confirm unto the said Bank their successors and assigns All
that upper roofed or three storied brick built messuage tenement or dwelling house with stable lying and being
in and fronting to Esplanade Row West near Strand Road within the Town of Calcutta and the piece or
parcel of ground or compound thereunto appertaining and one part of which the said messuage is
built containing by estimation One Bigah eleven cottahs and three chittacks and forty forty fifth
parts of a chittack or thereabouts and which said messuage and hereditaments have an entrance
from Esplanade Row West aforesaid and also from the Strand and were being known as No. 1, Esplanade
Esplanade Row and are now known as No. 2 Esplanade Row West on the Town of Calcutta and
were formerly occupied by John Farley Leith Esquire then by Henry Pickford afterwards by William
Ritchie Esquire and now or late by Messrs Lamin Sassoon and Co. trading as
Maritimes des Messageries Imperiales and the same together with three bottles and nine chittacks
of ground which were afterwards sold and conveyed by the said Thomas Bruce Swinhoe
to the said Bank were formerly stated to be bounded On the East by the House occupied
by the Supreme Court of Judicature at Fort William in Bengal On the West partly by a House
and premises formerly belonging to the Estate of the late Gabriel Thomson and afterwards to Thomas
Augustus Hussey and subsequently to the said Thomas Bruce Swinhoe deceased and partly by
a Road or Public Highway called the Strand On the North by a House and premises formerly in the
Occupation of Captain John Lodge but afterwards the property of and occupied by the said Bank and

(on the South partly by the High Road leading from Chowringee to Government
House and partly by the said House Stables Ground and premises the property of the said
Thomas Bruce Swinhoe deceased and which said Messuage ground and premises
intended to be hereby conveyed are now bounded as follows On the East by the New High
Court now in course of erection On the North by the premises of the said Bank On the West by the
House & Esplanade Row West now occupied by Mr William Henry Hoff and others and
On the South by the Road leading from Chowringee to Government House and the same are now
particularly delineated and described in the Plan hereto annexed and marked A and the same
are situate in the Registration District of Calcutta And also all and singular the
Hereditaments Godowns Erections and Buildings of every kind or description standing and being
upon or occupying the said messuage piece or parcel of land or ground and hereditaments hereby
conveyed And all roads ways paths passages watercourses ditches drains easements ancient
and other lights rights privileges appendages and appurtenances whatsoever to the said messuage
or tenement land and hereditaments or any of them or any part thereof belonging or in anywise
appertaining or with the same or any part thereof held used occupied or enjoyed or reputed or
taken as parcel of or appurtenant thereto And all the estate right title interest claim and
demand whatsoever both at Law and in Equity of the said parties hereto of the first three parts and
each and every of them in to out of or upon the said messuage or tenement land hereditaments
and premises hereby conveyed And all deeds Pottahs and evidences of title which relate solely
to the said hereditaments and premises now in their or any of their custody or power or which they
or any or either of them can come at or procure without action or suit To Hold the said messuage or
tenement land and hereditaments hereinbefore described and all and singular within the premises
hereinbefore expressed to be hereby assured unto the said Bank of Bengal their successors and
assigns for ever And the said Thomas Bruce Swinhoe party hereto and Charles Arthur Swinhoe
do for themselves their heirs Executors and Administrators and as a separate covenant each of them
doth for himself his heirs Executors and Administrators hereby covenant with the said Bank their
successors and assigns That notwithstanding any thing by them the said Thomas Bruce Swinhoe
party hereto and Charles Arthur Swinhoe or by their late father the said Thomas Bruce Swinhoe
deceased or any of them done or knowingly suffered the said covenanting persons together with
the said Charles John Hutchinson now have good right and full power to assure the said messuage
and premises hereby assured to the use of the said Bank their successors and assigns in manner
aforesaid And that the same premises shall at all times hereafter remain and be to the
use of the said Bank their successors and assigns and be peaceably and quietly entered upon
and held and the rents and profits thereof received accordingly without any lawful interruption
by the said parties hereto of the first three parts or any or either of them or by any person or
persons lawfully or equitably claiming through or in trust for them or either of them or
through under or in trust for the said Thomas Bruce Swinhoe deceased And that free and
discharged from or by the said now covenanting persons or one of them their or his heirs Executors
or Administrators or sufficiently indemnified against all estates incumbrances claims and demands
whatsoever created or occasioned by the said parties hereto of the first three parts or the
said Thomas Bruce Swinhoe deceased or by any person or persons rightfully claiming
as aforesaid And further that the said parties hereto of the first part their
heirs Executors and Administrators and every person rightfully claiming any estate
right title or interest in or to the said premises hereby assured through or in trust for them
or either of them or the said Thomas Bruce Swinhoe deceased will at all times
hereafter at the request and costs of the said Bank their Successors and assigns execute
and do any such lawful assurance and thing for further and more perfectly assuring
the said premises hereby assured to the use of the said Bank their Successors and
assigns or to such uses as the said Bank their Successors and
be requiring reasonably And the said Charles John Hutchinson as said
Officiating Trustee and Trustee for aforesaid doth hereby for himself his heirs
Executors and Administrators covenant with the said Bank their Successors and
assigns That he the said Charles John Hutchinson has never done or
knowingly suffered or been party or privy to any thing whereby the said premises
hereinbefore expressed to be hereby assured or any of them are or may be
encumbered or prejudicially affected or whereby he is hindered from releasing
and assuring the same in manner aforesaid In Witness whereof the said

parties

parties to these presents have hereunto set their respective hands and seals the day and year first above written/-

Signed Sealed and Delivered by the said Charles John Hutchinson as Official Trustee and also as Attorney for the said Thomas Bine Swinhoe and Charles Arthur Swinhoe under a Power of Attorney dated the 20th day of June 1862 in the presence of

J. W. Lubbock
St. Cantlie

Chas Sanderson
St. Cantlie

C. J. Hutchinson
Official Trustee

T. B. Swinhoe
by his Attorney
C. J. Hutchinson

C. A. Swinhoe
by his Attorney
C. J. Hutchinson

Received from the abovenamed Bank of Bengal the sum of Rupees One hundred and thirty thousand being the full consideration money above mentioned to be paid by them to us — Rs. 130000/-

Witness
J. W. Lubbock
Chas Sanderson

T. B. Swinhoe
by his Attorney
C. J. Hutchinson

C. A. Swinhoe
by his Attorney
C. J. Hutchinson

Presented for Registration between the hours of 11 A.M. & 12 Noon on the 11th day of October 1863 at the Registrar's Office by C. J. Hutchinson Esq. Official Trustee & Charles Cotton Hutchinson & Chas. Sanderson in the business of Bengal Steam Navigation Company Limited

Calcutta, 11th October 1863

Examined by J. P. Wilkinson

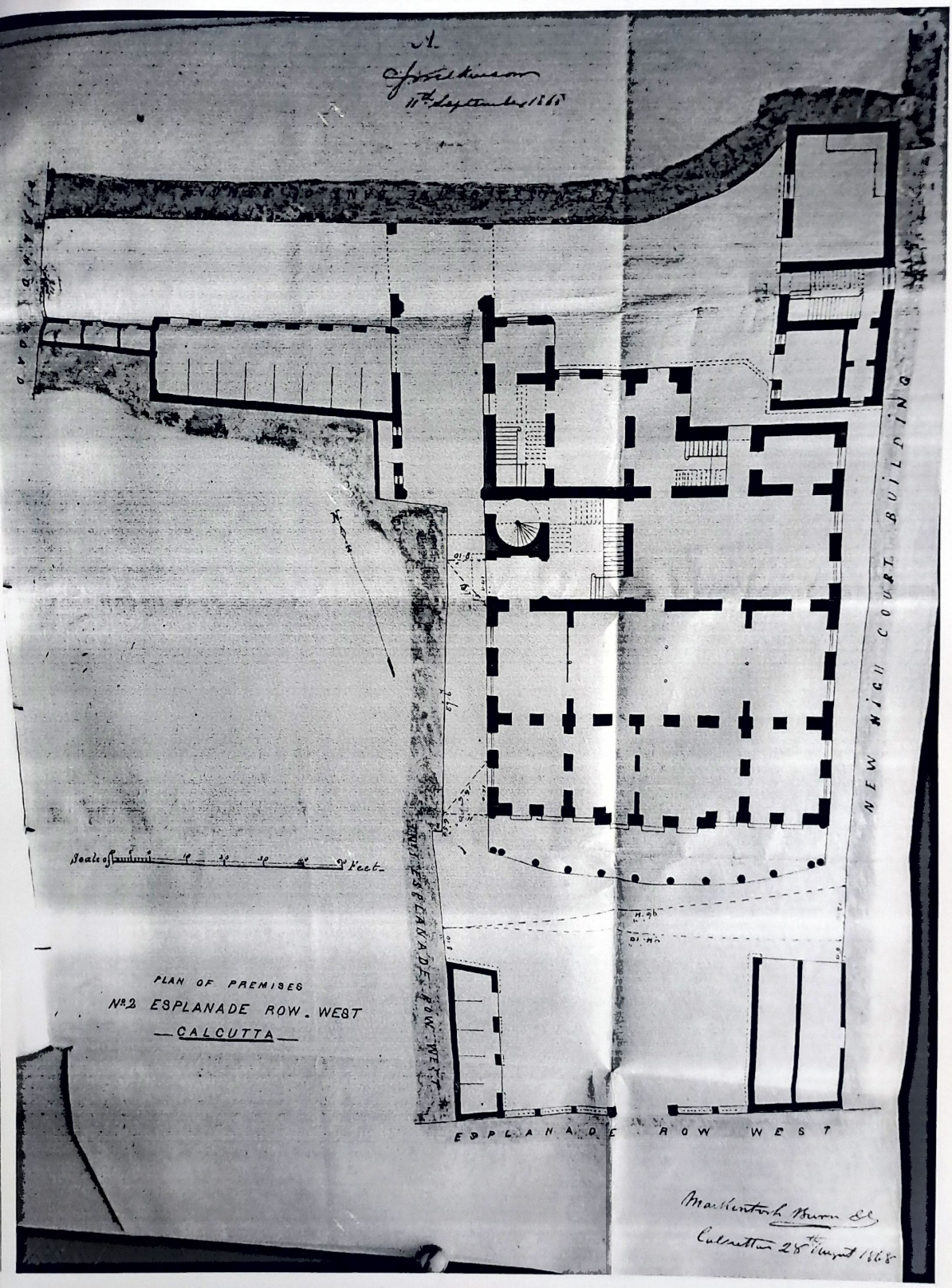
Registered in Book No. 1 Page 58 to 95

Fees Rs. 16/3

Registrar

THE SEAL OF THE DISTRICT REGISTRAR OF CALCUTTA

REGISTRAR CALCUTTA


A.
11th September 1868
NEW HIGH COURT BUILDING
ESPLANADE ROW WEST
ESPLANADE ROW WEST
Scale of Feet
PLAN OF PREMISES
No. 2 ESPLANADE ROW. WEST
CALCUTTA
Calcutta 28th August 1868

No 52

Dated 1868

The Official Trustee of Bengal
J. B. Swinhoe and C. A.
Swinhoe Esqrs
to
The Bank of Bengal

Conveyance

of Premises Tank Made New Calcutta

No 52

Thos. Collis & Hyland

Kolkata Main Por (Land of 1879) 02

6R 6R

Stamp with under Rule 2
Not stamped under Art. Rule 21
Art. I Schd.
Stamp Rs
Fee Rs
Rs

This Indenture

Made the Seventeenth day of October One thousand eight hundred and seventy nine **Between The Secretary of State for India in Council** of the one part and **The Bank of Bengal** a Corporation duly incorporated under the Presidency Banks Act XI of 1876 of the other part **Whereas** the said Secretary of State is seized and possessed or otherwise well entitled as the absolute owner and proprietor thereof of and to the plot piece or parcel of land or ground hereinafter described and intended to be hereby conveyed with the appurtenances free from all incumbrances and he has agreed with the said Bank of Bengal (hereinafter designated as the said Bank) for the absolute sale to the said Bank of the said plot piece or parcel of land or ground at or for the price or sum of Rupees five hundred and ninety six, five annas, and seven pie **Now this Indenture Witnesseth** that in pursuance of the said agreement and in consideration of the sum of Rupees five hundred and ninety six, five annas, and seven pie on or before the execution of these presents paid by the said Bank to the said Secretary of State the receipt of which said sum the said Secretary of State doth hereby acknowledge and therefrom release the said Bank their successors and assigns **It** the said Secretary of State **Doth** hereby grant and convey unto the said Bank their successors and assigns **All that** plot piece or parcel of land or ground situate and being on the west side of and forming a portion of the ground upon which the Court House and buildings of the High Court Calcutta known as No. 3 Esplanade West in Calcutta aforesaid now stand, containing by admeasurement 238.51 Square feet or thereabouts and the same is delineated and colored blue in the plan hereunto annexed and which said plot piece or parcel of land or ground is situate in the Registration District of Calcutta **Together** with all rights liberties privileges easements and appurtenances (if any) to the said plot piece or parcel of land or ground and premises belonging or in any wise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the whole right title interest claim and demand of the said Secretary of State in to and upon the said premises and every part thereof **To hold** the said plot piece or parcel of land or ground and all other the premises hereby conveyed or expressed so to be unto and to the use of the said Bank their Successors and Assigns for ever **And** the said Secretary of State for himself his Successors and Assigns **Doth** hereby covenant with the said Bank their Successors and Assigns that notwithstanding any act deed or thing by the said Secretary of State done or executed or knowingly suffered to the contrary he the said Secretary of State now

has

has good right to grant the said plot, piece or parcel of land or ground and premises hereby granted or expressed so to be unto and to the use of the said Bank their successors and assigns. And that the said Bank their successors and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said plot, piece or parcel of land or ground and premises and receive the rents and profits thereof without any lawful action, interruption, claim or demand whatsoever of the said Secretary of State his successors or assigns or any other person lawfully or equitably claiming from, under or in trust for him or any of them. And that free from all incumbrances whatsoever made or suffered by the said Secretary of State his successors or assigns or any person or persons lawfully or equitably claiming as aforesaid. And further that he the said Secretary of State his successors and assigns and all persons having or lawfully or equitably claiming any right or interest in the said plot, piece or parcel of land or ground and premises or any part thereof from, under or in trust for the said Secretary of State and his successors shall and will from time to time and at all times hereafter at the request and costs of the said Bank their successors or assigns do and execute or cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said plot, piece or parcel of land or ground and premises and every part thereof unto and to the use of the said Bank their successors and assigns in manner aforesaid as shall or may be reasonably required. In Witness whereof the said Secretary of State hath hereunto set his hand and seal and the said Bank have hereunto affixed their common seal the day and year first above written.

Signed Sealed and Delivered by the [illegible] Secretary to the Government of Bengal in the Revenue and General Departments for the Honorable the Lieutenant Governor of Bengal acting in the premises for and on behalf of the Secretary of State for India in Council in the presence of

[illegible]

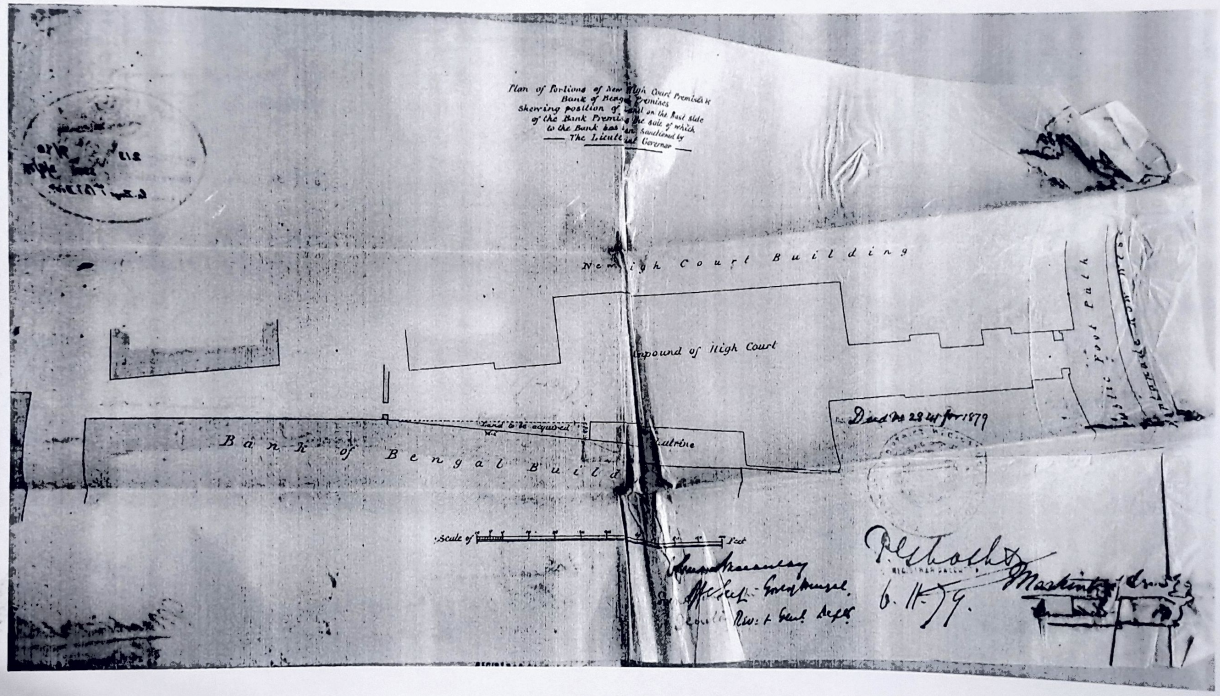
Colin Mackenzie

Received from the within named the Bank of Bengal the sum of Rupees Five hundred and ninety five and four pie being the consideration within mentioned to be paid by them to us

Rs. 595-4-1

Witness

Colin Mackenzie


Plan of Portions of New High Court Premises & Bank of Bengal Premises
Shewing position of wall on the East side of the Bank Premises the site of which to the Bank has been conveyed by The Trustees of Government
New High Court Building
Compound of High Court
Bank of Bengal Building
Scale of Feet
Dated the 29th for 1879
Government Solicitor
Government Solicitor
Revt. & Genl. Dept.
6. 11. 79.
Master of Works

Registered in
Book
Vol
page
being
for

Dated 1874

The Secretary of State for India in Council
to
The Bank of Bengal

Conveyance

of a plot of land on the West side of the High Court Buildings Calcutta —

Roberts Morgan & Co

Kolkata Mail Pr. & LHO
test of (1896) (08)

This Indenture

Made the [illegible] day of [illegible] one thousand eight hundred and ninety six Between John Bloomfield Breadon of present residing at Goulbourne in the South West Provinces Esquire Administrator de bonis non of the property and effects of the deceased James Henry Browne late of the Hill Station of the property and effects of William Brooke Breadon deceased and Administrator de bonis non of the property and effects of William Brooke Breadon deceased of the first part William Clode Breadon of No 32 Park Street Bath in the County of Somerset Esquire of the second part and Theodore Tratman of No 1 Cornhill Row Calcutta Merchant of the third part Whereas the said William Clode Breadon is possessed of the messuage hereditaments and premises hereinafter described and intended to be hereby conveyed free from incumbrances except as hereinafter mentioned that is to say Firstly an Indenture dated the Fourteenth day of May one thousand eight hundred and forty nine and made between Charles Jones Richards and Francis Robert Hampton of the first part the said William Clode Breadon of the second part and the said James Henry Browne of the third part Whereby in consideration of Company's Papers for Rupees Fifty thousand of the Hill new five per cent loan endorsed and delivered over by the said James Henry Browne to the said William Clode Breadon and also in consideration of the sum of Rupees Fifty thousand by the said William Clode Breadon paid to the said Charles Jones Richards and Francis Robert Hampton in full satisfaction and discharge of all moneys due and owing to them as such Trustees as hereinmentioned interest or by virtue of a certain Mortgage Security dated the Seventeenth day of December one thousand eight hundred and forty four and therein recited the said messuage hereditaments and premises hereinafter described and intended to be hereby conveyed were granted by the said Charles Jones Richards and Francis Robert Hampton and were granted and confirmed by the said William Clode Breadon to the use of the said James Henry Browne his heirs and Assigns subject to the proviso therein contained for redemption on the same on the restitution and replacement by the said William Clode Breadon on a day now long since passed to and in the name or names of the said James Henry Browne his Executors Administrators or Assigns of Company's Papers for Rupees Fifty thousand of the Hill new five per cent loan with interest for the same after the rate of five pounds per annum Secondly an Indenture dated the Thirtieth day of December one thousand eight hundred and forty eight and made between the said William Clode Breadon of the one part and George Persand Allsop of the other part being a mortgage of the said messuage hereditaments and premises (subject to the said mortgage of the Seventeenth day of December one thousand eight hundred and forty four above mentioned) by the said William Clode Breadon to secure the repayment

N. 151/
R. 67
1897

repayment to the said George personal Mortgage of Rupees Ten thousand
with interest for the same after the rate of eight per cent. per annum
which said last mentioned Mortgage debt and the security for the same was
by an Indenture dated the Sixteenth day of April one thousand eight
hundred and forty nine and made between the said George personal
Mortgagee of the first part the said William Clode Bradden of the second
part and the said James Henry Browne of the third part transferred
unto said James Henry Browne his heirs Executors Administrators and
Assigns Lord thereby an Indenture dated the Twelfth December one
thousand eight hundred and fifty six and made between the said
William Clode Bradden of the one part and the said William Bradden
of the other part being a mortgage of the said messuage hereditaments
and premises (subject to the said Mortgage firstly above mentioned)
the said William Clode Bradden to secure the repayment to the said
William Bradden his Executors Administrators and Assigns of the
sum of Two thousand Pounds Sterling with interest for the same after
the rate of four per cent per annum And Whereas the said
James Henry Browne by his Will dated the twenty eighth day of April
one thousand eight hundred and seventy three after bequeathing certain
specific and pecuniary legacies to his eldest son and his wife and an
annuity of one hundred Pounds Sterling to his daughter during the life
of his said wife gave devised and bequeathed his real estate and the
residue of his personal Estate unto James Henry Tilson Browne and
Francis Augustine Morgan their heirs Executors administrators
and assigns according to the nature and quality thereof respectively
Upon trust to sell and convert into money such part of the said real
and personal estate as should not consist of money and stand possess
=ed thereof and of his ready money upon the trusts therein mentioned
and the said James Henry Browne declared that the receipt or receipts
in writing of the Trustees or Trustee for the time being of his Will
for the purchase money of any property thereby directed or authorized
to be sold and for any other moneys stocks funds or securities paid or
transferred to them under his Will or in the execution of any of the trusts
thereof should effectually discharge the person or persons paying or
transferring the same and from being bound to see to the application or
being answerable for the misapplication or non-application thereof and the
said James Henry Browne thereby appointed the said James Henry Tilson
Browne and Francis Augustine Morgan to be his Executors And Whereas
the said James Henry Browne on the Fifteenth day of June one thousand
eight hundred and seventy three without having revoked or altered his said
Will which was duly proved by the said James Henry Tilson Browne and
Francis Augustine Morgan on the Twenty third day of August one thousand
eight hundred and seventy three in the Principal Registry of Her Majesty's Court
of Probate And Whereas on the Twenty sixth day of June one thousand
eight hundred and seventy five Letters of Administration of the property and
credits of the said James Henry Browne with a copy of his said Will
annexed were granted by the High Court of Judicature at Fort William
in Bengal to Richard Blechynden as the constituted Attorney of the said James
Henry Tilson Browne and Francis Augustine Morgan the executors in the said
Will

Will named for their use and benefit and limited until they or either of them should apply to the said last mentioned Court for and obtain Probate of the Will of the said James Henry Browne but they have not done so. And whereas in consequence of the said Indenture of the fourteenth day of May one thousand eight hundred and forty-nine not being and never having been in the possession custody or control of the said James Henry Tilson Browne and Francis Augustine Morgan or either of them though diligent search and enquiry was made for the same both in Calcutta and in England and of such deed not being found and being believed to be lost the said William Blode Braddon by an Indenture dated the fifteenth day of November one thousand eight hundred and eighty nine and made between the said William Blode Braddon of the one part and the said James Henry Tilson Browne and Francis Augustine Morgan of the other part granted and confirmed the said messuage hereditaments and premises unto the said James Henry Tilson Browne and Francis Augustine Morgan their heirs executors administrators and assigns to the intent to corroborate and confirm the said Indenture of the fourteenth day of May one thousand eight hundred and forty-nine and the powers and provisions therein contained subject to such right or equity of redemption as was or might be subsisting in the said William Blode Braddon his heirs executors administrators or assigns under or by virtue of the said last mentioned Indenture. And whereas on the twenty-eighth day of November one thousand eight hundred and ninety five Letters of Administration de bonis non of the property and credits of the said James Tilson Browne deceased were granted to the said John Bloomfield Braddon as the constituted Attorney of the said James Henry Tilson Browne and Francis Augustine Morgan to their use and benefit and limited until they or either of them should obtain from the last mentioned Court Probate of the said Will which they have not yet done. And whereas the said William Braddon duly made his last Will dated the twenty eighth day of February one thousand eight hundred and fifty seven and thereof appointed Henry Walters the said James Henry Browne and Richard Stroder Hewlett to be his executors and he gave and bequeathed to them and the survivors and survivor of them and the Executors and administrators of such survivor their or his assigns the sum of Two thousand pounds sterling secured to him upon the Mortgage of his property above mentioned upon the trusts in the said Will declared concerning the same. And whereas the said William Braddon died on the [illegible] day of [illegible] one thousand eight hundred and [illegible] without having revoked or altered his said Will and on the twenty ninth day of November one thousand eight hundred and ninety five Letters of Administration of the property and credits of the said William Braddon deceased with a copy of the said Will and of a Codicil thereto dated the twenty eighth day of May one thousand eight hundred and fifty eight which did in any way alter or revoke the trusts of his said Will as therein before recited were granted by the High Court of Judicature at Fort William in Bengal to the said John Bloomfield Braddon as the grandson and the only next of kin of the said William Braddon resident

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resident in India And whereas the said William Clode Bradon has agreed with the said Thaddeus Strathoon for the absolute sale to him of the said messuage hereditaments and premises free from incumbrances at the price or sum of Rupees One hundred and fifty thousand And whereas the said sum of Rupees Fifty thousand in Company's paper now represented by three and a half per cent securities of the Government of India and the said sum of Rupees Ten thousand and Two thousand Pounds Sterling are respectively due and owing upon the security of the hereinbefore mentioned Indenture of Mortgage of the fourteenth day of May one thousand eight hundred and forty-nine the thirtieth day of December one thousand eight hundred and forty-eight and the twelfth day of December one thousand eight hundred and fifty six respectively but all interest for the same respectively has been paid up to the date of these presents And whereas upon the treaty for the said purchase it was agreed that a sufficient sum to purchase at the market price of the day Indian Government three and a half per cent securities of the par value of Rupees Fifty thousand should be paid to the said John Bloomfield Bradon as the Administrator de bonis non of the said James Henry Browne deceased in respect of the said mortgage of the fourteenth day of May one thousand eight hundred and forty nine and that Rupees Ten thousand should also be paid to him as such Administrator as last aforesaid in respect of the said mortgage of the thirtieth day of December one thousand eight hundred and forty eight and that Two thousand Pounds Sterling at the current rate of exchange should also be paid to him as Administrator of the said William Bradon deceased in respect of the said mortgage of the twelfth day of December one thousand eight hundred and fifty six out of the said purchase money of Rupees One hundred and fifty thousand Now this Indenture witnesseth that in pursuance of the said agreement and in consideration of a sufficient sum to purchase on the date hereof Indian Government three and a half per cent securities of the par value of Rupees Fifty thousand on the execution hereof delivered to the said John Bloomfield Bradon as Administrator de bonis non of said James Henry Browne deceased paid by the said Thaddeus Strathoon and of the further sum of Rupees Ten thousand to the said John Bloomfield Bradon as such Administrator as last aforesaid at the same time paid by the said Thaddeus Strathoon and of the sum of Two thousand Pounds Sterling to the said John Bloomfield Bradon as Administrator of the said William Bradon deceased at the current rate of exchange and at the same time paid by the said Thaddeus Strathoon the receipt of which three several sums the said John Bloomfield Bradon as such Administrator aforesaid doth hereby acknowledge and from the same hereby releases as well the said William Bradon as also the said Thaddeus Strathoon his executors administrators and assigns And also in consideration of the residue of the said sum of Rupees One hundred and fifty thousand to the said William Clode Bradon as aforesaid before the execution of these presents paid by the said Thaddeus Strathoon by payment and receipt in manner aforesaid of which said four several sums making together the sum of Rupees One hundred and fifty thousand the said William Clode Bradon doth hereby acknowledge and from the same and every part thereof doth hereby release the said Thaddeus Strathoon his executors administrators and assigns the said John Bloomfield Bradon as such Administrator as aforesaid and by the direction of the said William Clode Bradon doth hereby grant convey transfer assign and assure and the said William Clode Bradon doth hereby grant convey transfer assign assure and confirm unto the said Thaddeus Strathoon

his Executors Administrators and assigns All that messuage or dwelling-house piece or parcel of land hereditaments and premises situate and being No 1 Strand Road in the Town of Calcutta more particularly mentioned and described in the Schedule hereunder written Together with all houses out-houses stables shops coach houses book-rooms edifices buildings erections godown wells yards compounds ways paths passages trees walls drains sewers water water courses lobbies easements and all and all manner of other rights privileges advantages and appurtenances whatsoever to the said messuage land hereditaments and premises or any part thereof belonging or in anywise appertaining or usually held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto And all the rents issues and profits thereof and of every part thereof And all the estate right title interest use trust property possession claim and demand whatsoever both at Law and in Equity of him the said John Bloomfield Braddon as such Administrator as aforesaid and of the said William Blode Braddon in to or upon the said premises and every part thereof To have and to hold the said messuage tenement or dwelling-house land hereditaments and all and singular other the premises hereby granted conveyed transferred assigned and confirmed or expressed or intended so to be with the appurtenances unto the said Haddon Brattson his Executors Administrators and assigns freed and discharged from the said several Indentures of Mortgage of the fourteenth day of May One thousand eight hundred and forty nine the twelfth day of December One thousand eight hundred and forty eight and the twelfth day of December One thousand eight hundred and fifty six or any or either of them and all principal moneys and interest thereby respectively secured but subject to an Indenture of Lease dated the nineteenth day of September One thousand eight hundred and ninety three by which the said messuage and premises were demised to Baboo Aghore Nath Bose for the term of five years from the first day of September One thousand eight hundred and ninety three at the monthly rent of Rupees Six hundred and fifty with the option to the Lessee of extending the said term for a further period of three or five years and subject to an arrangement sanctioned by the Government of India by which a right of way for persons on foot was reserved into the adjoining High Court premises through a doorway at the South West Corner of the compound of the premises hereby conveyed and the said John Bloomfield Braddon as such Administrator as aforesaid doth hereby for himself his Executors and Administrators covenant with the said Haddon Brattson his Executors Administrators and assigns that he the said John Bloomfield Braddon hath not at any time done or knowingly suffered or been party or privy to any act deed matter or thing whereby the premises hereby conveyed may and assuring the said messuage hereditaments and premises in manner aforesaid or whereby the same premises or any part thereof are is can or may be incumbered or prejudicially affected in title estate or otherwise and the said William Blode Braddon doth hereby for

for himself his Executors and Administrators covenant with the said Thaddeus Arathoon his Executors Administrators and assigns that notwithstanding any act deed or thing by the said William Blode Bradelow done or executed or suffered to the contrary the said John Bloomfield Bradelow and William Blode Bradelow respectively now have good right to grant bargain sell and confirm the said messuage hereditaments and premises hereby granted and conveyed or transferred and confirmed or expressed so to be and the said Thaddeus Arathoon his Executors Administrators and assigns in manner aforesaid And that the said Thaddeus Arathoon his Executors Administrators and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage hereditaments and premises and receive and take the rents and profits thereof without any lawful eviction claim or demand whatsoever from or by the said William Blode Bradelow or any person or persons lawfully or equitably claiming from or under him and that free from all incumbrances whatsoever made occasioned or suffered by the said William Blode Bradelow or any person or persons lawfully or equitably claiming as aforesaid And that the said William Blode Bradelow and all persons having or lawfully or equitably claiming any estate or interest in the said messuage hereditaments and premises or any part thereof from under or in trust for him shall and will from time to time and at all times hereafter at the request and costs of the said Thaddeus Arathoon his Executors Administrators and assigns make do and execute or cause to be made done and executed all such further and other acts deeds conveyances and things whatsoever for further and more perfectly assuring the said messuage hereditaments and premises and every part thereof to the said Thaddeus Arathoon his Executors Administrators and assigns in manner aforesaid as shall or may be reasonably required.

The Schedule above referred to

All that three storied messuage tenement or dwelling house and offices and buildings formerly in the occupation of the Government of India and used as the Court for the Relief of Insolvent Debtors at Calcutta and afterwards of Messrs Dignam Robinson & Spartes and others together with the land or ground on part whereof the same is erected and built and thereunto belonging containing by admeasurement Two Biggahs six cottahs fourteen Chittacks and twenty feet (be the same a little more or less) situate lying and being in the Strand Road near to the Chandpaul Ghat in the Town of Calcutta aforesaid and bounded and bounded in manner following that is to say on the South partly by the premises formerly belonging to and occupied by the firm of Colvin Auckland House and Company and belonging to Lobanund Nath Mullick and his brothers and occupied by Cutler Palmer & Co and other partly by the premises No 3 Hastings Street belonging to the Estate of Gopal Lall Seal and partly by the premises Strand Road belonging to and occupied by Government On the East partly by the out offices of the High Court and partly by the house and premises No 5 Old Post Office Street formerly belonging to the Estate of Gokoor Chunder Seal Estate of Jugma Lall Seal formerly occupied by Thomas Edward Hutchinson Esquire and lately occupied by John Farely Little Esquire and now in the occupation of Ralli Brothers and others On the South partly by the High Court premises and partly by the Bank of Bengal and partly by the West partly by the Strand Road formerly Kings Bench Walk and partly by

by the said Bank of Bengal and which said premises are now situate as aforesaid Road and bear Holding No 43 in Block XXIII of the Southern Division of Calcutta and are free from Government Revenue

In Witness whereof the said parties to these presents have hereunto set their hands and seals the day and year first above written

Signed Sealed and Delivered by the abovenamed John Bloomfield Bradden as Attorney to the abovenamed John Bloomfield Bradden by the Reverend James Long Chaunt [illegible] Bradden [illegible]

J. B. Bradden

J. B. Bradden

J. B. Bradden

Signed Sealed and delivered by the abovenamed William Cleve Bradden by his attorney John Bloomfield Bradden in the presence of

W. C. Bradden

Witness

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Page 162 to 176

1896

Presented at the Registration Office on the 12th day of June 1896 at the hours of 12 by Oliver D Eckstein of Calcutta to be registered

Delivered personally Rs one hundred as attorney for J. B. Bradden and for J. B. Bradden for W. C. Bradden under powers authenticated by the Deputy Collector of Calcutta on the 5th June 1896 and recorded also and by Jno. Lyle Watts Batten on the 28th May 1896

Sd Eckstein

Sd Kedar Nath Ghose

Sd Jno H Dickinson

Sd Kedar Nath Ghose

Sd Jno H Dickinson

Sd Kedar Nath Ghose

8 Aug 96

8 Aug 96

8 Aug 96

27/28

Dated 1st June 1896

H. C. Braddon Esqr
and his Mortgagee
to
Haddens Arathoon Esqr

Conveyance
of No 4 Strand Road
Calcutta.

B/D — 4/1/3/1

4 Strand Road
Calcutta

Morgan & Co

Registered
64
1625/176
No. 1845
1852

B/D — 4/1/3/1

Pittaway and Co

Know all men by these presents that we the undersigned John Stoneham Braddon and William Rose Braddon do and each of us do hereby appoint George William Frederick Sherland Ernest Hardinge Cure and Oliver Horace Forman all of No 1 Diplomatic and Calcutta Solicitors and Frederick Henry Ogden and Henry Horatio Washbrook of the same place Clerks to be jointly and severally our attorneys and attorney for us and in our name and on our behalf respectively to appear before the Registrar of Calcutta or Sonderie and register the within written Indenture and generally to do all things necessary to effect the registration thereof In Witness whereof we have hereunto set our respective hands and seals this 19th day of June one thousand eight hundred and ninety six

Signed sealed and delivered by the